

**Agenda**  
**City of Charlottesville**  
**Board of Architectural Review**  
**Regular Meeting**  
**March 19, 2024, 5:30 p.m.**  
**Hybrid Meeting (In-person at CitySpace and virtual via Zoom)**



Welcome to this Regular Monthly Meeting of the Charlottesville Board of Architectural Review. Staff will introduce each item, followed by the applicant's presentation, which should not exceed ten minutes. The Chair will then ask for questions from the public, followed by questions from the BAR. After questions are closed, the Chair will ask for comments from the public. For each application, members of the public are each allowed three minutes to ask questions and three minutes to offer comments. Speakers shall identify themselves and provide their address. Comments should be limited to the BAR's purview; that is, regarding only the exterior aspects of a project. Following the BAR's discussion and prior to taking action, the applicant will have up to three minutes to respond.

**Noted times are approximate only.**

**5:00 Pre-Meeting Discussion**

**5:30 Regular Meeting**

**A. Matters from the public not on the agenda [or on the Consent Agenda] (please limit to 3 minutes per speaker)**

**B. Consent Agenda** (Note: Any consent agenda item may be pulled and moved to the regular agenda if a BAR member wishes to discuss it, or if any member of the public is present to comment on it. Pulled applications will be discussed at the beginning of the meeting.)

1. Approval of meeting minutes: February 21, 2024

**C. Deferred Items**

n/a

**D. New Items**

**5:40 2. Certificate of Appropriateness**

BAR 24-03-04

807 Rugby Road, TMP 050013000

Rugby Road **HC District**

Owner/Applicant: Cat Jensen, George Ragsdale

Project: Modify front porch (change portico to flat roof)

**6:00 3. Certificate of Appropriateness**

BAR 24-03-01

712 Ridge Street, TMP 250067000

Ridge Street ADC District

Owner/Applicant: Chinh Le

Project: Replace doors/windows, remove chimney, construct driveway

6:20 4. **Certificate of Appropriateness**  
BAR 24-03-02  
0 Park Street, Tax Parcel 520051000  
(Parcel at rear of 745 Park Street)  
North Downtown ADC District  
Owners/Applicants: Karen Vadja and Kevin Riddle  
Project: New house

6:40 5. **Certificate of Appropriateness**  
BAR 24-03-03  
747 Park Street, TMP 520050000  
North Downtown ADC District  
Owner/Applicant: Geoff Suttle  
Project: Alterations and rear addition

**E. Other Business**

- 7:10 6. Staff questions/discussion (May cover some items during pre-meeting.)
- Ridge Street Fire Station – storage building
  - BAR seat. Owner of a business or commercial property within a district.
- 7:20 7. Design Guidelines – continue discussion.

**F. Adjourn 8:30**

<b>2024 BAR Meeting Schedule</b>
Tuesday, April 16, 2024
Tuesday, May 21, 2024
Tuesday, June 18, 2024
Tuesday, July 16, 2024
Tuesday, August 20, 2024
Tuesday, September 17, 2024
Tuesday, October 15, 2024
Tuesday, November 19, 2024
Tuesday, December 17, 2024

**BAR MINUTES  
CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW**

**Regular Meeting**

**February 21, 2024 – 5:00 PM**

**Hybrid Meeting (In person at City Space & virtual via Zoom)**



Welcome to this Regular Monthly Meeting of the Charlottesville Board of Architectural Review (BAR). Due to the current public health emergency, this meeting is being held online via Zoom and in person at City Space. The meeting process will be as follows: For each item, staff will make a brief presentation followed by the applicant's presentation, after which members of the public will be allowed to speak. Speakers shall identify themselves and give their current address. Members of the public will have, for each case, up to three minutes to speak. Public comments should be limited to the BAR's jurisdiction; that is, regarding the exterior design of the building and site. Following the BAR's discussion, and before the vote, the applicant shall be allowed up to three minutes to respond, for the purpose of clarification. Thank you for participating.

**Members Present:** Ron Bailey, Carl Schwarz, Cheri Lewis, Tyler Whitney, Roger Birle, James Zehmer, David Timmerman

**Staff Present:** Patrick Cory, Remy Trail, Jeff Werner

**Pre-Meeting:**

Staff introduced the Court Square doors CoA application. Ms. Lewis thought that the doors on the left might have been there since 1990s. The application was what could possibly replace the doors. Mr. Zehmer brought up an implied mold holding that he thought was inappropriate. Staff did go over the staff recommendation for the application. It can be clarified in the motion.

Staff next went over the preliminary discussion on Gordon Avenue. The Gordon Avenue project is going to be the first case with the new zoning. Mr. Schwarz did bring up that the applicant will need to meet the streetscape standards.

Staff did go over the 747 Park Street preliminary discussion that was removed from the agenda. There was an invitation for members of the BAR to visit the site in March.

The meeting was called to order at 5:32 PM by Mr. Zehmer.

**A. Matters from the public not on the agenda.**

No Comments from the Public

**B. Consent Agenda** (Note: Any consent agenda item may be pulled and moved to the regular agenda if a BAR member wishes to discuss it, or if any member of the public is present to comment on it. Pulled applications will be discussed at the beginning of the meeting.)

**1. Meeting Minutes** – December 19, 2023, and January 17, 2024

**Motion by Ms. Lewis to approve the Consent Agenda – Mr Bailey with the Second – Motion passes 7-0.**

**C. Deferred Items**

No Items

## **D. New Items**

### **2. Certificate of Appropriateness Application**

BAR # 24-02-01

222-224 Court Square, TMP 530099000

North Downtown ADC District

Owner: H. McCray and M. Johnson

Applicant: Dan Bracy / Two Street Studio

Project: Entry doors

**Jeff Werner, Staff Report** – Request CoA to remove two wood entry doors and install appropriate replacements.

**Dan Bracy, Applicant** – This is my office space.

### **QUESTIONS FROM THE PUBLIC**

No Questions from the Public

### **QUESTIONS FROM THE BOARD**

No Questions from the Board

### **COMMENTS FROM THE PUBLIC**

No Comments from the Public

### **COMMENTS FROM THE BOARD**

**Mr. Zehmer** – We do prefer you remove that applied molding that is on the surface of the door itself. The integral molding to the style is fine. Otherwise, it looks good.

**Mr. Bracy** – These are going to be custom built. If you have a profile that you think is appropriate to the era in building, we would be happy to replicate it.

**Mr. Zehmer** – The rail style with the molding integral to the rail style to hole the panel is appropriate. The applied molding is not appropriate.

**Mr. Werner** – Whatever you shape as a motion, having dealt with doors in the past, whatever the door is sized for, that it is centered on a lock rail and centered on the style so that everything is centered appropriately.

**Mr. Schwarz** – What do you mean? Vertically? It is going to have to be within ADA range.

**Mr. Werner** – What will happen is for it to be centered on the lock rail. It doesn't end up with a doorknob over here. If it is going to have to be custom, the rail and styles can be sized and dimensioned so that the lock set would be centered in there.

**Mr. Timmerman** – Do you know why the doors are different heights?

**Mr. Bracy** – My understanding is that the doors themselves are different designs because the current landlord replaced them 20 years ago with doors she had in a barn. That is why the 2 doors are different.

**Mr. Werner** – The steps going up to each door used to be wood. What had been there may have also been a function of having doors of these size. That stoop was made to fit a door that someone found in a salvage yard. That is the most likely answer. The stoops themselves are different that what was there and that dictated the door height.

**Mr. Schwarz** – The 2 doors are different because it is 2 different buildings.

**Mr. Birle** – I am glad that you specified unlacquered brass. You share a square leaf hinge. I would say that should be a must that is not a round leaf on the hinges.

**Motion – Mr. Zehmer** – Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed entrance alterations [state options approved] at 222-224 Court Square satisfy the BAR’s criteria and are compatible with this property and other properties in the ADC District, and that the BAR approves the request with the following conditions.

- The applied panel molding shown in the shop drawings is removed.
- The lock set is centered on the lock rail and lock style such that it also conforms with the ADA code.
- The hinges are true square butt hinges.

**Second by Mr. Birle. Motion passes 7-0.**

## **E. Other Business**

### **3. Preliminary Discussion**

1609 Gordon Avenue, TMP 050063100

Rugby Road - University Cir - Venable ADC District [non-contributing]

Owner: Brice Craig / 1609 Gordon Avenue, LLC

Applicant: Kevin Schafer, Design Develop

Project: Apartment building

- Staff introduced the proposed project to the BAR. New construction on the site does require a CoA. Since the current building is non-contributing, it can be demolished without a CoA from the BAR.
- Mandatory review for any projects with a price greater than \$350,000 in front of the full BAR.
- This is going to be the first project that the BAR will be reviewing under the newly adopted zoning ordinance. The new zoning for this site is RX-5.
- The applicant presented their proposed project for this site. The current building is student housing.
- The applicant did show the surrounding context that does have multiple churches, houses, and fraternity and sorority houses.
- The applicant stated several times of being aware of the ADC Design Guidelines and that the plan is to follow the ADC Guidelines.
- Members of the BAR provided feedback and suggestions to improve the proposed project.
- Both Mr. Timmerman and Mr. Birle provided positive comments regarding the proposed massing.
- Members of the BAR also asked the applicant questions about the proposed project.
- Mr. Schwarz did have some concerns about the proposed materials for the project. He proposed EIFS instead of using fiber panels.

- Most of the feedback and suggestions from the BAR were mostly positive for the proposed project.
- Ms. Lewis did thank the applicant for reading, reviewing, and following the guidelines in the proposed project.
- Staff did bring up the space that is left for trees with the new zoning ordinance when it comes to new and proposed projects.

#### **4. Preliminary Discussion**

0 Park Street/745 Park Street

New Construction

Applicant: Kevin Riddle

- This preliminary discussion replaced the preliminary discussion on the agenda that was for 747 Park Street.
- Staff did over the ADC Guidelines for new construction in the North Downtown Historic District.
- The applicant did present the proposed project that will be behind the existing house on 745 Park Street.
- There is a large walnut tree between the existing house and the proposed house. The house is not going to be visible, except for the winter months. The house would be partially visible during the winter months.
- The members of the BAR did provide suggestions, feedback, and questions for the applicant.
- Mr. Birle did ask about vehicular access to the proposed house. There is nothing proposed now for vehicular access to the proposed house.
- The applicant did ask what need to be brought back for a formal submission. Lighting was the big concern for the members of the BAR.
- The members of the BAR did provide very positive comments, suggestions, and support for the proposed house.
- Ms. Lewis did ask about whether there will be views from the proposed house.

**The meeting was recessed for 5 minutes to reorganize the room to discuss the BAR Guidelines.**

#### **5. Staff Questions/Discussion**

- BAR Awards 2023
- Design Guidelines
  - The first set of ADC Guidelines are Rugby University Circle Venable ADC District.
    - Mr. Whitney presented on the current condition of the Design Guidelines for this district.
    - There is a proposed name change to the name of the elementary school in the neighborhood. Staff said that Council could make a name change to the name of the neighborhood.
    - There is no mention of the school, and it is a very prominent building within the historic district.
    - There was a discussion among the members of the BAR and staff regarding the guidelines for the Rugby University Circle Venable ADC District.
    - Mr. Whitney did have some suggestions for possible additions and subtractions to the list of contributing structures and non-contributing structures within the district.

- Mr. Zehmer did bring up adding structures to contributing structures with the new zoning ordinance.
  - Members of the BAR looked at individual houses within the district to possibly be added as contributing structures.
  - There are not many over head powerlines and that has allowed a lot of trees in this district.
  - According to staff, the historic districts have been created in a couple of different ways.
  - The city is way behind in updating some of the district surveys. They were done 30 to 40 years ago.
  - There was discussion around the different neighborhoods within the city and the definition of ‘character defining features’ within the different neighborhoods and districts.
  - There is going to be some conflict between the Design Guidelines and the new zoning ordinance.
  - There was discussion regarding the border of The Corner, West Main, and Rugby University Circle Venable Districts. The borders of these districts are going to be adjusted.
  - Mr. Zehmer asked whether any updates to the districts approved by the BAR will need to go to City Council.
  - Staff believes that it would be best to ‘tidy’ up Chapter 1 of the Guidelines.
  - The goal, by the end of the summer, is to have a draft of Chapter 1 of the Guidelines. The second part is to look for conflicts between the Guidelines and the new zoning ordinance.
- Reminder: Vacant seat – Review changes to code and membership

### **Adjournment**

The meeting was adjourned at 8:20 PM.

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
March 19, 2024**



**Certificate of Appropriateness Application (HC District)**

BAR 24-03-04

807 Rugby Road, TMP 050013000

Rugby Road HC District

Owner/Applicant: George Ragsdale

Project: Modify front porch portico

---



**Background**

Year Built: c1929

District: Rugby Road Historic Conservation District

Status: Contributing

**Prior BAR Review**

N/A

**Application**

- Submittal: Misc. photos.

Request CoA to remove the portico roof segment of the front porch roof and replace with either a flat roof (membrane) or one with a low pitch (metal). No changes will be made below the current entablature, the existing trim and columns will all remain.

**Discussion and Recommendations**

Note: The regulations and design guidelines for projects within a Historic Conservation District (HCD) are intentionally less rigid than those for an ADC District. The HCD designations are intended to preserve the character-defining elements of the neighborhoods and to assure new construction is not inappropriate to that character, while minimally imposing on residents who may want to upgrade their homes. Even for a HCD property that might qualify for the more-rigid designation, in evaluating the proposal the BAR may only apply the HCD requirements and guidelines.

The applicant's request stems from concern the existing pediment is oversized and poorly proportioned to the house; that a flat roof—or at least a lower-pitched roof--would be preferred and would also be architecturally appropriate for this house and district.

The design of the current porch roof closely resembles two nearby porches on earlier houses—714 Rugby Road (1906) and 1805 Fendall Avenue (1917)—and has similarities to the porch on a 1929 house next door—809 Rugby Road. Within the district, the majority (21) of the 27 contributing houses date to between 1920 and 1929. 807 Rugby is one of nine constructed in 1929, so it is not a later outlier. At the same time, there is no prevailing style for the 14 entry porches in the district. Of the 17 Colonial Revival houses—nine built in 1929—there is no prevailing porch style, with many not having an entry porch.

With that, there are two questions for the BAR to discuss, with the second entirely dependent on the first:

- Should the BAR allow the alteration of the existing porch roof? Is this a character-defining feature that should not be altered?
- If alteration is allowed, are the proposed options appropriate for this house and the district?

Existing roof: The existing porch roof is not unique or remarkable. Houses of this period and style have a range of porch types, some have none at all. It is not the work of a master craftsman or designer. Arguably, it seems out of place on this house. With documentation, it could easily be reconstructed at a later date. In brief, per the requirements for reviewing HC District CoAs, is retaining the current porch roof essential to the architectural form and integrity of this house and the district? (Below, to assist with this discussion, staff reviewed the request by applying the HC District guidelines for demolitions.)

Conversely, the existing is very likely the original roof. While arguably a poor design, were the design guidelines intended to later resolve what might be perceived as an earlier error?

New roof: If the alteration is allowed, staff recommends approval of the alternatives presented, with flexibility for the applicants, working with staff, to develop the details of the final design. Additionally, a condition of approval should require that, prior to alteration, the existing roof will be photographed and documented, such that it could later be reconstructed.

### **Suggested Motions**

*Approval:* Having considered the standards set forth within the City Code, including City Design Guidelines for Historic Conservation Districts, I move to find that the front porch alterations at 807 Rugby Road satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road Historic Conservation District, and that the BAR approves the application [as submitted].

[...as submitted with the following conditions: ...].

*Denial:* Having considered the standards set forth within the City Code, including City Design Guidelines for Historic Conservation Districts, I move to find that the front porch alterations at 807 Rugby Road do not satisfy the BAR's criteria and are not compatible with this property and other

properties in the Rugby Road Historic Conservation District, and that for the following reasons the BAR denies the application: [...].

### **Criteria, Standards, and Guidelines**

#### **Review Criteria Generally**

#### **Review Criteria Generally**

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
  - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City's design guidelines; and
  - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City's design guidelines and subject to the following limitations: [Not germane to this request.]

#### **Standards for Review and Decision**

Per Chapter 34, Div. 5.2.7. D.2:

Historic Conservation District: Review of the proposed construction, reconstruction, alteration, or restoration of a building or structure is limited to the exterior architectural features, including signs, and the following features and factors:

- a. Whether the form, height, scale, mass, and placement of the proposed construction are visually and architecturally compatible with the site and the applicable conservation district;
- b. The harmony of the proposed changes in terms of overall proportion and the size and placement of entrances and windows;
- c. The impact of the proposed changes on the essential architectural form and integrity of the existing building;
- d. The effect of the proposed change on the adjacent building or structures; and
- e. Any applicable provisions of the City's design guidelines.

#### **Pertinent Design Guidelines for Historic Conservation Districts**

##### **Building Form – roofs and porches**

1. Roof forms should reference contributing buildings on the same street or surrounding area. Other roof forms may be approved by the BAR when contextually appropriate.
2. If many of the contributing buildings on the same street have porches, then it is strongly recommended that the design of a new residence includes a porch or similar form of similar width and depth.

**Staff Comment:** Only the porch roof will be altered. Of the 30+ properties in the Rugby Road HC District, there is no typical style or material for existing roofs in the district. (See attached images See staff comment under Discussion.)

### Building Materials and Textures

1. The selection of materials and textures for a new building should relate architecturally to the district, and should be compatible with and complementary to neighboring buildings.
2. Long-lasting, durable and natural materials are preferred, including brick, wood, stucco, and cementitious siding and standing seam metal roofs. Clear glass windows (VLT of 70% or more) are preferred.

**Staff Comment:** The proposed alteration would retain the exiting existing trim and columns. BAR should discuss if the new roof should be flat-seam metal or if membrane is acceptable.

Rugby Road Historic Conservation District adopted September 2, 2014:

### Architectural character-defining features:

- 1.5, 2.0, or 2.5 story dwellings with stucco, red brick or painted brick, or wood siding,
- Front porticos or porches
- Slate shingle roofs, gable or hipped roof forms, roof dormers,
- Contributing outbuildings, and deep-set, planted front yards mostly unpaved with no visible garages.

### **HC District guidelines for Demolitions**

The following factors shall be considered in determining whether or not to permit the demolition, partial demolition, encapsulation, or moving of a contributing structure:

1. The age of the structure or building;

**Staff comment:** 1929.

2. Whether it has been listed on the National Register of Historic Places, or the Virginia Landmarks Register;

**Staff comment:** Neither the property nor the district are listed. The 2014 survey was not submitted to VDHR for a determination of eligibility.

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;

**Staff comment:** No known associations.

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;

**Staff comment:** The house and its features do not represent an infrequent or the first or last remaining example within the city

5. The degree to which distinguishing characteristics, qualities, features or materials remain;

**Staff comment:** As best we can determine, the primary façade and front porch have not been altered. The proposed alterations will not change the porch trim, columns, and entablature, only the porch roof.

6. Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within the conservation district; and whether the proposed demolition would affect adversely or positively the character and continuity of the district;

**Staff comment:** No known connections. The district features a wide range of architectural styles and porch types.

7. The overall condition and structural integrity of the building or structure, as indicated by a study prepared by a qualified professional engineer and provided by the applicant (may be waived if primary residence of applicant); or other information provided to the board;

**Staff comment:** A structural evaluation is not necessary. The request to alter the porch is due to design preference, not a structural concern.

8. Whether, and to what extent, the applicant proposes to preserve portions, features or materials that are significant to the property's historic, architectural or cultural value;

**Staff comment:** The layout and footprint of the of the porch will not change and the existing columns, trim, porch ceiling, and entablature will remain. Only the roof portion will be altered. With documentation and photographs, the current roof—material, elements, and design--could easily be recreated at a later date.

9. The public necessity of the proposed demolition and the public purpose or interest in buildings to be protected.

**Staff comment:** There is no public necessity to for this alteration.

## 807 Rugby Road



**Date:** 1929 ca. (on 1929 Sanborn map)

**District Status:** Contributing

**Resources:** 1 Single Dwelling (c); Garage (c)

**Style:** Colonial Revival

**Architectural Description:** Set on a solid, 8-course American-bond brick foundation, the 2.5-story brick dwelling (also 8-course American bond) features a side-gabled, asphalt-shingled roof with a molded cornice with side elevation returns. Three bays wide, the symmetrically fenestrated dwelling features a central gabled portico with closed pediment with small pent, and paired, attenuated Tuscan column supports on a concrete deck. Flanking the porch to each side is an 8/1 wood window with single louvered shutter and thin molded wood surrounds and soldier brick lintels. Three similar windows pierce the second story, including a central 6/1 flanked by 8/1 windows. The facade also features overhanging eaves, a molded wood cornice, and a one-story side-elevation hipped porch with Tuscan posts. Two exterior-end brick chimneys rise from the roof. Two bays deep, the side elevations are irregularly fenestrated with 6/1 wood windows, including the gable peak. The rear elevation features an off-center gabled portico with Tuscan columns, a boxed cornice, and wood steps. The porch, which accesses a single-leaf secondary entry, is set on brick piers.

**Secondary Resource:** The ca. 1929 one-story garage is built into the sloping bank. The small building features concrete block construction faced with a brick veneer. The garage is capped by a pyramidal asphalt-shingle roof with a boxed cornice and overhanging eaves. The facade features a full-width opening.

**Site Description:** Set at an angle on a sloping lot at the corner of Rugby Road and Rugby Place, the dwelling occupies a .22-acre parcel. There is a central brick walkway that leads from the sidewalk along Rugby Road. A paved driveway accesses the rear of the property from Rugby Place. The property features a large grassy lawn, several mature trees, and foundation plantings. The sidewalk and corner are buffered with plantings, as are the side and rear property lines, which also feature a wood fence. A small garage sits to the rear of the main dwelling at the end of the driveway.





Existing



Proposed: either a flat roof (membrane) or a low-pitched roof (metal)

807 Rugby Road (1929)

807 Rugby Road - front portico, BAR review 3-19-2024



Options - from nearby examples



Flat roof

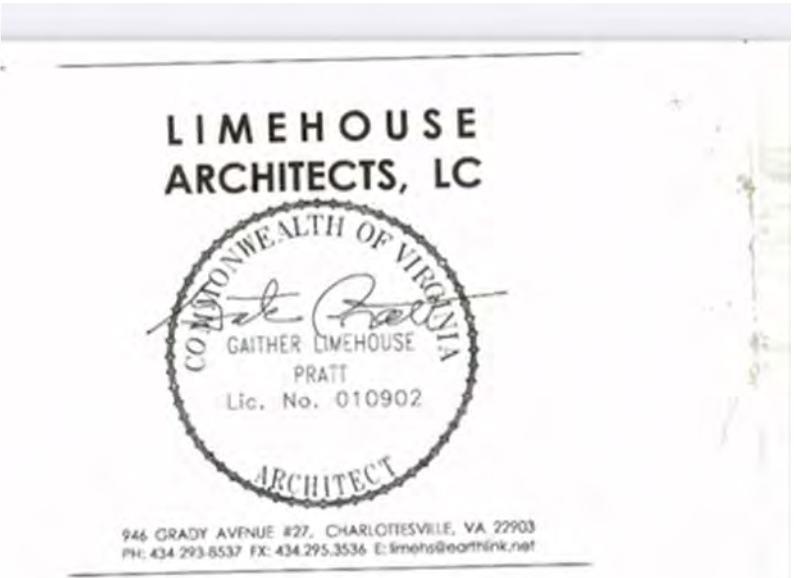


Flat roof



Low-pitch roof

2010 alterations to house. Show front porch as it existed.



807 Rugby Road - front portico, BAR review 3-19-2024

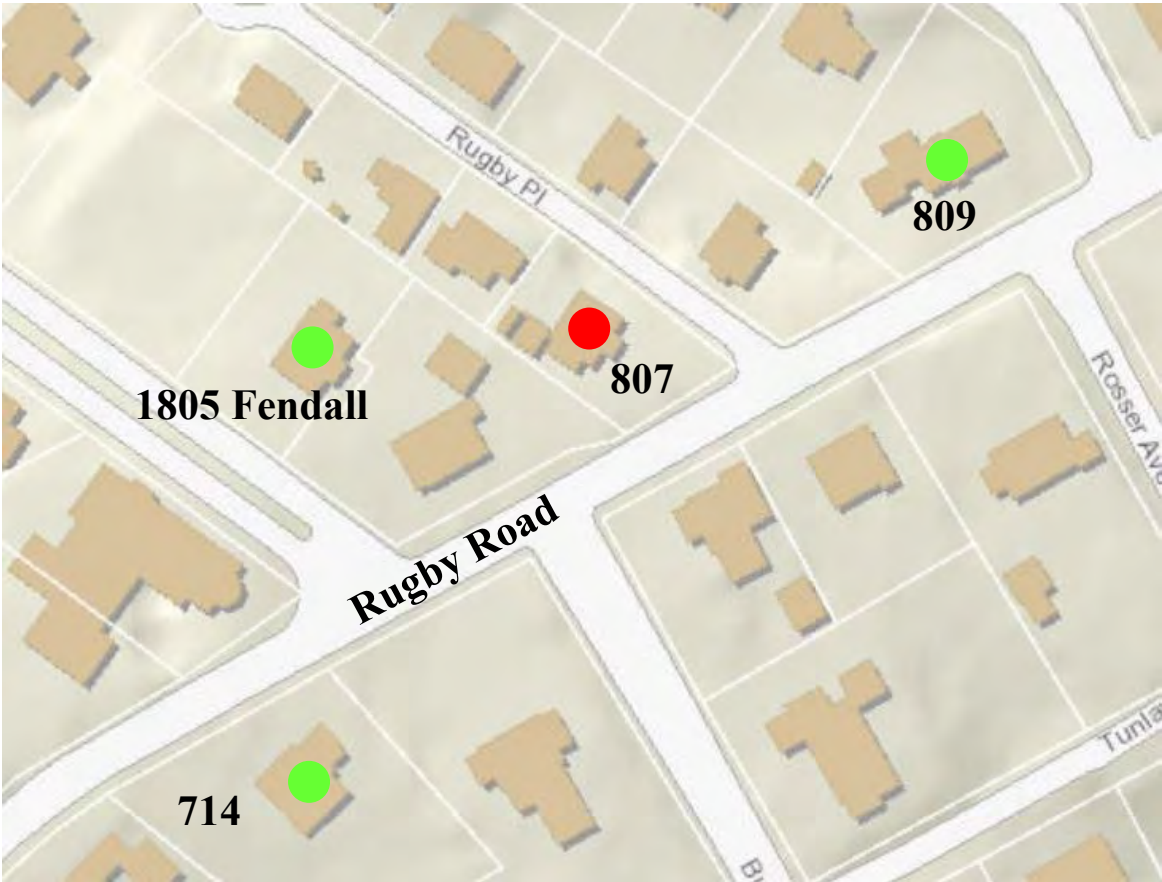


Misc. images of 807 Rugby



807 Rugby Road - front portico, BAR review 3-19-2024

Three similar porches in district.



**Rugby Road HC District — Dwellings (*contributing structures*)**

**616 Rugby Road (1921)**



**700 Rugby Road (1921)**



**703 Rugby Road (1910)**



**712 Rugby Road (1925)**



**714 Rugby Road (1906)**



**800 Rugby Road (1905)**



**803 Rugby Road (1917)**



**804 Rugby Road (1907)**



**807 Rugby Road** (1929)



**1801 Rugby Place** (1929)



**809 Rugby Road** (1929)



**810 Rugby Road** (1923)



**Rugby Road HC District — Dwellings (*contributing structures*)**

**900 Rugby Road      (1899)**



**910 Rugby Road      (1925)**



**914 Rugby Road      (1921)**



**915 Rugby Road (1929)**



Rugby Road HC District — Dwellings (*contributing structures*)

**917 Rugby Road** (1929)



**918 Rugby Road** (1921)



**919 Rugby Road** (1921)



**921 Rugby Road** (1929)



Rugby Road HC District — Dwellings (*contributing structures*)

**924 Rugby Road** (1908)



**928 Rugby Road** (1922)



**929 Rugby Road** (1929)



**933 Rugby Road** (1929)



**936 Rugby Road** (1911)



**1007 Rugby Road** (1928)



**614 Rugby Road** (1920)



**City of Charlottesville  
Board of Architectural Review  
Staff Report  
March 19, 2024**



**Certificate of Appropriateness Application**

BAR 24-03-01

712 Ridge Street, TMP 250067000

Ridge Street ADC District

Owner/Applicant: Chinh Le

Project: Replace doors/windows, remove chimney, construct driveway

---



**Background**

Year Built: 1922. Harris-Carter House

District: Ridge Street ADC District

Status: Contributing

Two-story, three bay, American Four Square, low hipped, standing seam metal roof with deep eaves. The one-story porch features a low hip roof and four stucco piers. The house has a variety of single and double hung windows across the four elevations. Historic survey is attached.

**Prior BAR Actions**

August 20, 2019 – (19-08-09) BAR accepted (9-0) applicant's request for deferral.

September 17, 2019 – (19-08-09) BAR approved (9-0) a CoA for a proposed light fixture, storm door, and the replacement of the two missing sashes [to be reviewed by staff and submitted for the record] and the BAR accepted the applicant's request to defer action re: replacing the remaining windows; however, the BAR expressed a recommendation to repair the windows, not replace them. Link to applicant's submittal and staff report (submittal includes photos of windows): [712 Ridge Street - BAR - Sept 2019](#)

**Application**

- Applicant Submitted: Narrative, photos, excerpts from November 2023 home inspection report. (Staff has compiled the germane information into a single document.)

Request CoA for:

- Replacement of existing windows with sash/frame inserts. Pella Lifestyle series.
- Removal of a structurally unsound chimney. Hole to be infilled with roof repair.
- Alterations to the front retaining wall to accommodate a driveway. New side walls and repairs to existing will be concrete, painted, to match the existing.
- Possible replacement of the front door.

Note: For almost four decades this house has served as a rental unit and has been poorly maintained, at best. Many of the necessary repairs—evident in the home inspection report—can be treated as *maintenance and repair*. If questions arise, staff will work with the applicant to address those appropriately.

### **Discussion**

- Windows: Since visiting the property in 2019, it appears the exterior features have continued to deteriorate, with little if any evidence of interim maintenance. Staff cannot say the windows [sash] are beyond repair; however, staff must acknowledge that, unless willing to pay a premium, there are few local options for property owners looking to repair old windows. In discussions with staff, the applicant is willing to—though they would prefer not to—retain the existing sash of the first and second floor window in the primary façade.

If replacements are approved, staff recommends a condition of approval that if the windows have applied grilles on insulated glass, there will be internal spacer bars between the panes.

- Chimney: Staff recommends approval of the request. The chimney to be removed is significantly deteriorated and it is a smaller, secondary chimney for the furnace and located at the back of the roof.
- Driveway: Staff recommends approval. (Staff reviewed with zoning and engineering, and there are no issues with allowing wall breach and driveway.) The applicant has not determined the paving type. The BAR can require that be submitted for approval, when selected, or include a condition the paving will be consistent with Chapter 2, item E. *Walkways and Driveways*.
- Front Door: (The frame and glazed transom will be retained.) It is likely the existing door is original, but it has been compromised by lack of maintenance, damage, and the installation of at least four separate locksets. Staff believes elements can be salvaged and the door reconstructed, but not repaired. If replacement is allowed, staff recommends the BAR allow staff to work with the applicant to select an architecturally appropriate door.

### **Suggested Motions**

*Approval:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed window replacements, chimney removal, and alterations for a driveway at 712 Ridge Street satisfy the BAR's criteria and are compatible with this property and other properties in the ADC District, and that the BAR [approves the request].

[approves the request with the following 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 window replacements, chimney removal, and alterations for a driveway at 712 Ridge Street do not satisfy the BAR's criteria and are not compatible with this property and other properties in the ADC District, and that for the following reasons the BAR denies the request: [...].

### **Criteria, Standards and Guidelines**

#### **Review Criteria Generally**

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
  - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City's design guidelines; and
  - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City's design guidelines and subject to the following limitations: [Not germane to this request.]

#### **Standards for Review and Decision**

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
  - i. Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable District;
  - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
  - iii. The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
  - iv. The effect of the proposed change on the adjacent building or structures;
  - v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
  - vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
  - vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and

- viii. Any applicable provisions of the City's design guidelines.

### **Links to ADC District Design Guidelines**

[Chapter 1 Introduction \(Part 1\)](#)

[Chapter 1 Introduction \(Part 2\)](#)

[Chapter 2 Site Design and Elements](#)

[Chapter 4 Rehabilitation](#)

### **Pertinent Design Guidelines for Site Design and Elements**

#### **C. Walls and Fences**

- 1) Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.
- 2) When a portion of a fence needs replacing, salvage original parts for a prominent location.
- 3) Match old fencing in material, height, and detail.
- 4) If it is not possible to match old fencing, use a simplified design of similar materials and height.
- 5) For new fences, use materials that relate to materials in the neighborhood.
- 6) Take design cues from nearby historic fences and walls.
- 7) Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.
- 8) Traditional concrete block walls may be appropriate.
- 9) Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.
- 10) If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.
- 11) Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.
- 12) Fences should not exceed six (6) feet in height in the side and rear yards.
- 13) Fence structures should face the inside of the fenced property.
- 14) Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.
- 15) Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.
- 16) Retaining walls should respect the scale, materials and context of the site and adjacent properties.
- 17) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

#### **E. Walkways and Driveways**

- 1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
- 2) Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.
- 3) Gravel or stone dust may be appropriate, but must be contained.
- 4) Stamped concrete and stamped asphalt are not appropriate paving materials.

- 5) Limit asphalt use to driveways and parking areas.
  - 6) Place driveways through the front yard only when no rear access to parking is available.
  - 7) Do not demolish historic structures to provide areas for parking.
- [...]

### **Pertinent Design Guidelines for Rehabilitations.**

#### **C. Windows**

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.
- 2) Retain original windows when possible.
- 3) Uncover and repair covered up windows and reinstall windows where they have been blocked in.
- 4) If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.
- 5) Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.
- 6) Replace historic components of a window that are beyond repair with matching components.
- 7) Replace entire windows only when they are missing or beyond repair.
- 8) If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.
- 9) Reconstruction should be based on physical evidence or old photographs.
- 10) Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.
- 11) Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.
- 12) Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.
- 13) If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.
- 14) False muntins and internal removable grilles do not present an historic appearance and should not be used.
- 15) Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.
- 16) Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.
- 17) Storm windows should not damage or obscure the windows and frames.
- 18) Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer.

[...]

#### G. Roof

[...]

- 6) Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.

## HARRIS-CARTER HOUSE



<b>STREET ADDRESS:</b>	712 Ridge Street
<b>MAP &amp; PARCEL:</b>	25-67
<b>VDHR FILE NUMBER:</b>	104-25-47
<b>CITY FILE NUMBER:</b>	689
<b>PRESENT ZONING:</b>	R-3
<b>ORIGINAL OWNER:</b>	H. G. Clark
<b>ORIGINAL USE:</b>	Residence
<b>PRESENT USE:</b>	Rental Property (Residence)
<b>PRESENT OWNER:</b>	Maryetta B. Harris
<b>ADDRESS:</b>	206 Fifth Street SW Charlottesville, VA
<b>HISTORIC NAME:</b>	Harris-Carter House
<b>DATE/PERIOD:</b>	1922
<b>STYLE:</b>	Four Square
<b>HEIGHT IN STORIES:</b>	two stories
<b>DIMENSIONS AND LAND AREA:</b>	67' x 162' (10,854 sq. ft.)
<b>CONDITION:</b>	Good
<b>SURVEYOR:</b>	Bibb/Pres. Assoc. of VA (Smead)
<b>DATE OF SURVEY:</b>	1993
<b>SOURCES:</b>	City/County Records Alexander, <u>Recollections of Early Charlottesville</u> Sanborn Map Co. - 1920, 1929 Charlottesville City Directories

# HARRIS-CARTER HOUSE

## ARCHITECTURAL DESCRIPTION

This 2-story, 3-bay, large frame four-square has subtle Prairie-style elements. It has a low hipped roof, clad with standing-seam metal, with deep eaves. There is a wide front dormer that also has a low hipped roof and deep eaves. Across the front facade is a three-bay, one-story porch with a low hipped roof, and large square stuccoed piers with simple caps. The centrally-placed entrance has a transom. The windows are four-over-one, eight-over-one, and one-over-one double-hung wood sash. To each side of the entrance are three-part windows consisting of eight-over-one double-hung sash flanked by four-over-one double-hung sash units, and there is a small paired window with two one-over-one double-hung sash units in the second floor over the entrance. A three-part window with one-over-one double-hung sash is in the dormer. There are three brick interior chimneys, with one that is larger than the others inside the northeast wall. The house has had its stucco walls covered with aluminum siding, and its foundation walls have been plastered over. It stands on an elevated lot fronted by a concrete retaining wall, and the yard contains pine trees and evergreen shrubs.

## HISTORICAL DESCRIPTION

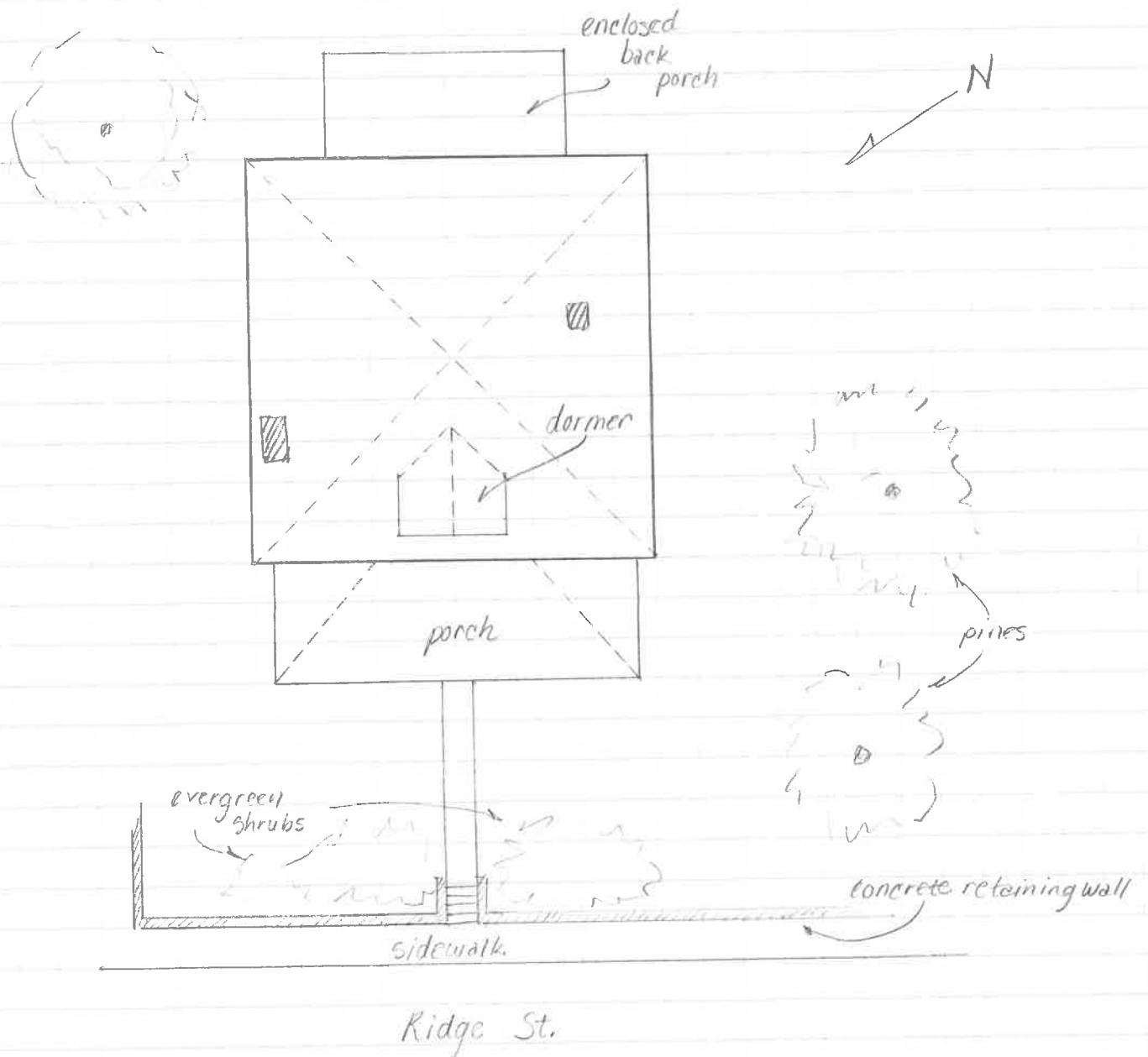
This lot was a part of the old Albemarle Military Institute. A four-story building known as "the Flagg House", which was probably demolished c. 1913, stood in this vicinity. The steps leading up from the sidewalk south of the present house may have been associated with it. Barksdale Street was named for the Barksdale family who owned the Flagg House from 1879 to 1913 (ACDB 75-163; City DB 24-452). H. G. Clark purchased this lot in two sections in 1921 and 1922 (City DB 37-103 and 294). He built this house in 1922, according to tax records, and sold it the same year to Freda Kobre (DB 42-163). The Kobre family operated the Victory Shoe Store. They sold the house in 1925 (DB 50-464), but bought it back in 1943 (DB 114-393). James and Irma B. Carter bought the house from Tillie Kobre Miller in 1957 (WB 7-26; DB 114-393, 198-101). They covered the stuccoed walls with aluminum siding and enclosed the back porch in 1964. Maryetta B. Harris bought the house from their heirs in 1987 and uses it as rental property (WB 27-7, 29-752; DB 490-35, 515-263). Additional References: City DB 52-105, 90-263, 114-310.

## STATEMENT OF SIGNIFICANCE

The Harris-Carter House is significant as an example of a large, well-built four-square with characteristics of the Prairie style. Its integrity has been somewhat compromised by the aluminum siding that covers the stucco walls, but the house retains its other important original features, and in scale and style it is compatible with the other contributing residences in the Ridge Street Historic District.

HARRIS-CARTER HOUSE  
712 RIDGE ST.

VDHR FILE NO. 104-25-47



SUSAN E. SMEAD  
PRESERVATION ASSOCIATES  
OF VIRGINIA

JANUARY 1994

## VDHR Reconnaissance Survey Form

VIRGINIA DEPARTMENT OF HISTORIC RESOURCES  
PROPERTY SURVEY FORM  
RECONNAISSANCE LEVEL

## IDENTIFICATION INFORMATION

VDHR File # 104-0025-047

## Property Name:

Historic/Current Harris-Carter House

NR Property Category: Building

Wuzit: House

Tax Code: Section Parcel

25 67

County/City: Charlottesville (City)

USGS Map: USGS Quad: Charlottesville East

## ADDRESS/LOCATION INFORMATION

Address: 712 Ridge Street

Location:

Vicinity of: Municipality: ZIP: 22901

## PROPERTY CLASSIFICATION INFORMATION

Property Boundaries:

Ownership: Private

## RESOURCE COUNT -

#	Category	Contributing?
1	Building	Contributing

TOTAL: 1

Contrib: 1  
Non-Contrib: 0

## WUZIT COUNT -

#	Wuzit	Contributing?
1	House	Contributing

TOTAL: 1

Contrib: 1  
Non-Contrib: 0

RESOURCE - GENERAL DESCRIPTIVE INFORMATION

=====

Resource Level:  
Estimated Construction Date: 1922  
Source of Date: Tax Records  
Physical Status: Existing  
Condition: Good  
Threat: None Known  
Degree of Historic Integrity:  
    Association:  
    Design:  
    Feeling:  
    Location:  
    Materials:  
    Setting:  
    Workmanship:

PRIMARY RESOURCE RECONNAISSANCE DESCRIPTION

=====

Architectural Style/Derivative: Four Square

# of Stories: 2.0 # of Bays Wide: 3 # of Bays Deep: 3  
Arch Config: Geo Config:  
Footprint:

Component	#	Form/Treatment	Material	Matr'l Treatment
Chimneys		Interior	Brick	
Dormers		Hipped	Wood	
Foundation			plastered	
Porch		Front	Stucco	Craftsman/Prairie
Roof		Hipped	Metal	Standing seam
Windows		double-hung sash	Wood	1/1, 4/1, and 8/1

Brief Architectural Description of Primary Resource:

This two-story, three-bay, large frame Four Square has subtle Prairie-Style elements. It has a low hipped roof, clad with standing seam metal, with deep eaves. There is a wide front dormer that also has a low hipped roof and deep eaves. Across the front facade is a three-bay, one-story porch with a low hipped roof, and large square stuccoed piers with simple caps. The centrally-placed entrance has a transom. The windows are four-over-one, eight-over-one, and one-over-one double-hung wood sash. To each side of the entrance are three-part windows consisting of eight-over-one double-hung sash flanked by four-over-one double hung sash units, and there is a small paired window with two one-over-one double-hung sash units in the second floor over the entrance. A three-part window with one-over-one double-hung sash is in the dormer. There are three brick interior chimneys, with one that is larger than the others inside the northeast wall. The house has had its stucco walls covered with aluminum siding, and its foundation walls

have been plastered over. It stands on an elevated lot fronted by a concrete retaining wall, and the yard contains pine trees and evergreen shrubs.

Brief Architectural Description of Additions and Alterations  
The stucco walls were covered with aluminum siding and the back porch was enclosed in 1964.

Brief Architectural Description of Secondary Resources:

Potentially Contributes to Historic District:

Ridge Street Historic District

Potentially Associated with NR Multiple Property:

Architectural and Historical Summary:

This lot was a part of the old Albemarle Military Institute. A four-story building known as "the Flagg House", which was probably demolished c. 1913, stood in this vicinity. The steps leading up from the sidewalk south of the present house may have been associated with it. Barksdale Street was named for the Barksdale family who owned the Flagg House from 1879 to 1913 (ACDB 75-163; City DB 24-452). H. G. Clark purchased this lot in two sections in 1921 and 1922 (City DB 37-103 and 294). He built this house in 1922, according to tax records, and sold it the same year to Freda Kobre (DB 42-163). The Kobre family operated the Victory Shoe Store. They sold the house in 1925 (DB 50-464), but bought it back in 1943 (DB 114-393). James and Irma B. Carter bought the house from Tillie Kobre Miller in 1957 (WB 7-26; DB 114-393, 198-101). They covered the stuccoed walls with aluminum siding and enclosed the back porch in 1964. Maryetta B. Harris bought the house from their heirs in 1987 and uses it as rental property (WB 27-7, 29-752; DB 490-35, 515-263). Additional References: City DB 52-105, 90-263, 114-310. The Harris-Carter House is significant as an example of a large, well-built Four Square with characteristics of the Prairie Style. Its integrity has been somewhat compromised by the aluminum siding that covers the stucco walls, but the house retains its other important original features, and in scale and style it is compatible with the other contributing residences in the Ridge Street Historic District.

## BIBLIOGRAPHY

=====

Type of Record	Citation
----------------	----------

-----

City Records

Charlottesville City Deed Books and Will Books

County Records

Albemarle County Deed Books

Book

Alexander, Recollections of Early Charlottesville

Map  
Sanborn Map Company

City Directory  
Charlottesville City Directory

PHOTOGRAPHIC/DRAWINGS DOCUMENTATION  
=====

MISSING DATA ELEMENT

Media	VDHR Neg #	Frames	Date
-----			
B&W 35mm photos	13466	30 - 32	11/23/1993

CRM MANAGEMENT EVENTS  
=====

MISSING DATA ELEMENT

CRM Event	Agency/Organization	Date
-----		
Reconnaissance Survey	Smead, Susan and Bibb, Eugenia	11/23/1993

5-67✓

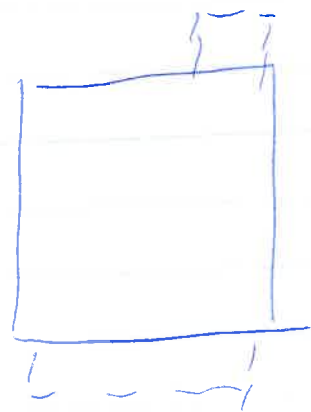
#689 R-3  
67x162

712 Ridge St  
5th St SW

15-263	Maryetta B. Harris	1988	correction
190-35	" "	1987	
1B 29-252	Robert L. Carter	1986	
1B 27-7	James L "	1983	
198-101	James & Dima B "	1957	
14-393	Tillie Miller		
1B 7-26	Isaac Hobbs		

162  
x67  
-----  
1134  
972  
-----  
10854

2-5, 1/2 B, 1-fam, 8 rooms  
brick found, alum. over stairs, metal steps  
are const  
1964 - alum siding + incl rear porch



# City Dir

1953 Bernard & Tillie Miller (Victory Shoe Store)  
2 yst

1962, 1963, 1964 James L Carter

## 712 Ridge

- 14-393 Shen. Life Ins Co, Inc -> Freda & Isaac Kobre \$5,800  
 1/16/1943 712 Ridge St  
 same
- 14-310 Bertha & Felix Lepchitz -> Shen Life Ins Co \$5,500  
 1/14/1943 712 Ridge St  
 same as 90-263
- 10-263  
 1/28/1936 M M & Ida D Henson -> Bertha Lepchitz  
 69' lot on E side Ridge, w/ imp'ts  
 same as 52-105
- 12-105 Ida Dora Henson -> her husb, M M Henson  
 1/10/1925 69' lot  
 same as 50-464
- 10-464 Freda & I. Kobre -> Ida Dora Henson gift  
 1/22/1925 69' lot on E side Ridge St  
 same as 42-163, fr HB Clark 1922  
 Henson to assume loan (DB 47-236, 1924)
- 42-163 HB & Lucille Owen Clarke -> Freda Kobre (now Isaac Kobre) \$9,650  
 1/1/1922 69' lot on E side Ridge St

72' S of the old Flagg property, now owned by  
 B E Wheeler  
 north of HB Sparks -> IF Jones 1920 (35-263)

consists of 2 lots:

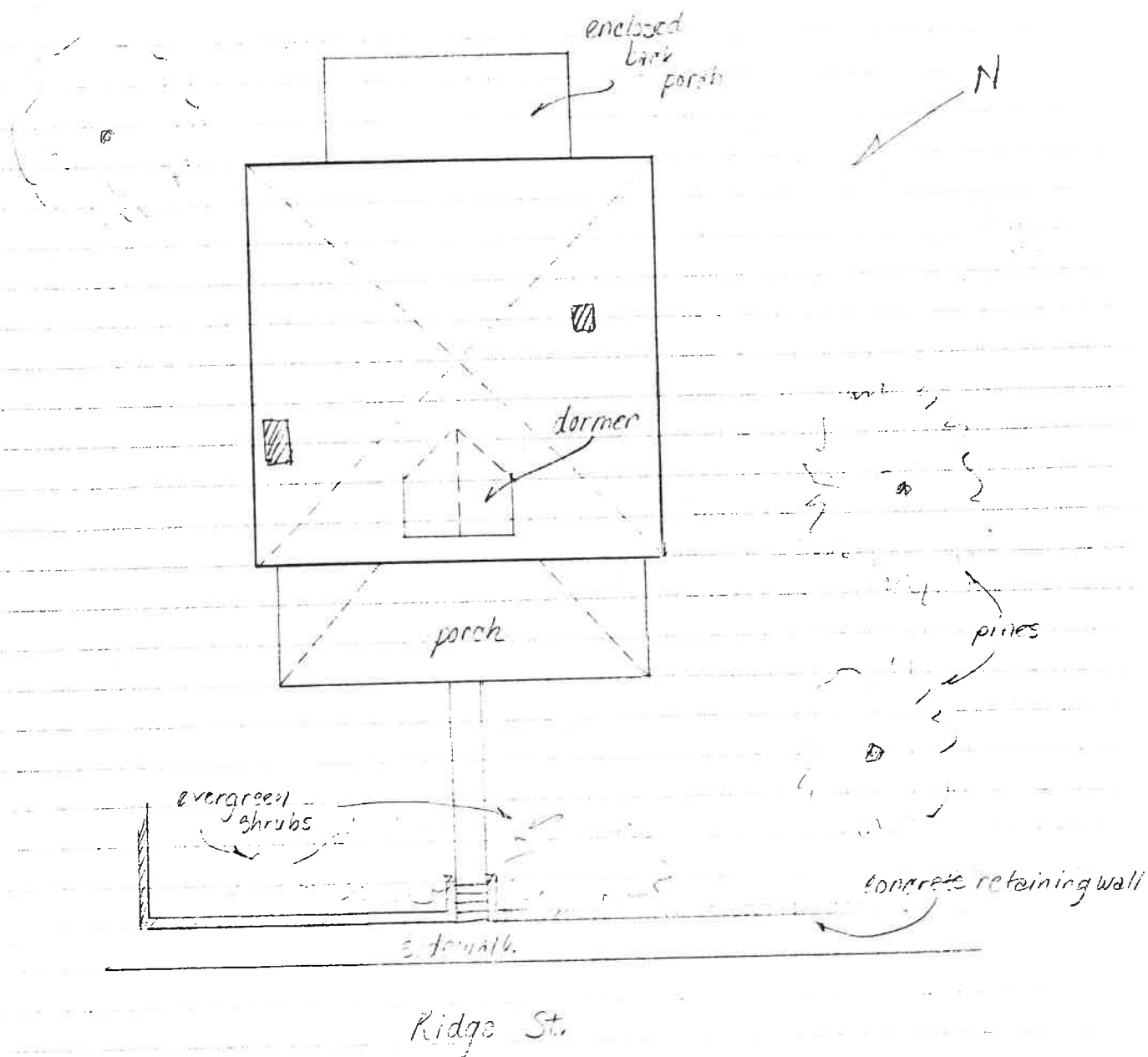
- a) 37-103, fr J Emmett Cleason, 1920
- b) 37-294, fr 2 F & Lucy F Jones, 1921

273, 24, 25 Freda Kobre 712 Ridge  $600 + 3600 = 4200$  for Clarke  
 1926 " " " " " "  $1100 + " = 4700$  for Kobre  
 1926 H M Henson " " " " " "

271 H & Clark 52 x 14 E side Ridge  $500 + 0 = 500$  for Emmett Bleason  
 272 H E " 60 x 270 " "  $600 + 3600 = 4200$  for R F Jones  
 Bld added

HARRIS-CARTER HOUSE  
712 RIDGE ST.

UNDER E-LE NO. 104-25-47



SUSAN R. SMERO  
PRESERVATION ASSOCIATES  
OF VIRGINIA

JANUARY 1992



Date 11/23/93 File No. 104-25-47

Name 712 Ridge St.

Town City of Charlottesville

County \_\_\_\_\_

Photographer Susan E. Smead

Contents 3 exteriors

\_\_\_\_\_  
\_\_\_\_\_

**BAR Application**  
**712 Ridge Street, Charlottesville, VA 22901**  
**Description of Work**  
**Supplemental Submission**

We recently purchased the home located at 712 Ridge Street, Charlottesville, VA 22901. The historic survey documents for the property are attached. We are requesting the BAR's approval to make three categories of exterior changes to property:

- We seek permission to replace the windows in the home.
- We seek permission to add a driveway cutout.
- We seek permission to remove a chimney stack that is unused and structurally unsound.

More information on all three of these requests is provided below.

**Attachments and referenced documents.**

- Historic survey documents for 712 Ridge Street
- September 2019 BAR application of prior owner (including photos). [Link]
- Description of Pella Lifestyle Series, wood double hung windows. [Link]
- Elevation sketch of window locations for home.
- Pella window replacement detailed proposal.
- Sketch of proposed driveway cutout and replacement retaining wall.
- Marked photo of property indicating approximate proposed driveway location and proposed buried power line (aerial view).
- Marked photo of property indicating approximate proposed driveway location and replacement retaining wall (front view).
- Housing Inspection Report for property (including photos). [**BAR staff note:** Included in this summary are excerpts from home inspection report specifically related to the CoA request; however, the entire 73-page report is included in the packet for this project.]

**Window replacement.**

It is our understanding that, the property's prior owner sought to replace a subset of the windows because they were broken and/or inoperable. See BAR Application dated September 2019 (Link: [BAR\\_712\\_Ridge\\_Street\\_Sept2019.pdf\(charlottesville.org\)](#)) That application included a number of photos of the state of the windows at that time. The windows have only further deteriorated over the past five years since that application was submitted. We request permission to replace all of the existing windows in the house (with the exception of the windows in the back porch) with white Pella brand windows, Lifestyle Series, Wood Double Hung). [Buy Lifestyle Series Wood Double-Hung Windows Online | Pella](#)

Attached is the proposal from our contractor that provides additional information about each of the proposed replacement windows. Also attached is an elevation sketch indicating the location of each of the windows and the number of lites (upper/lower) they have.

It is our understanding that the prior application was denied by the BAR in large part because the proposed window replacements were standard sizes and that the existing openings would have to be altered to accommodate them, thus resulting in a substantial modification to the original exterior appearance of the home. The replacement windows we propose would all be custom-sized to fit existing openings precisely, and they would fully replicate the number of lites (upper and lower) in the existing windows at all locations. We intended to preserve the appearance of the original exterior of the home and to restore its condition.

We are also in the process of seeking the expert advice of Charlottesville Glass and Mirror to see if the existing six front windows on the first floor (three on each side) can be preserved, repaired, and reglazed. We would do our best to explore that restoration option for these six, prominent windows—if it is reasonable to do so—rather than to replace them. But we seek permission from the BAR to be able to move forward with replacement if that is the best option.

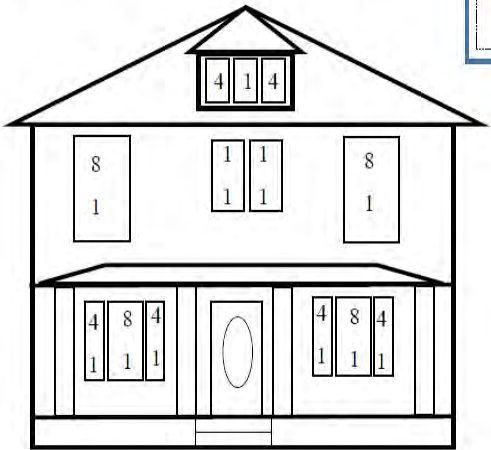


Windows

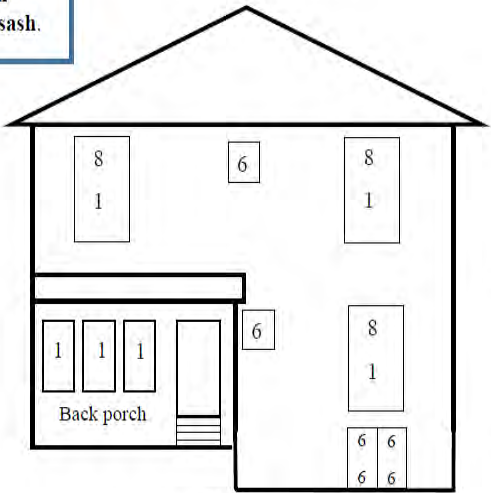
712 Ridge Street

8  
1

Indicates window with  
an 8-lite upper sash  
over a 1-lite lower sash.



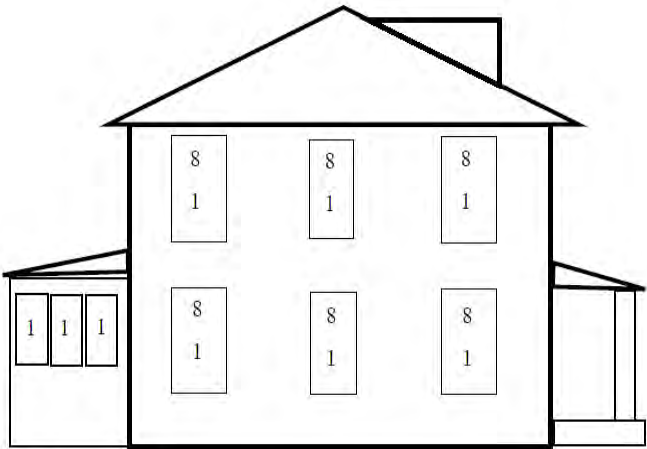
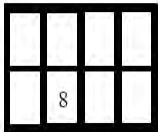
Front Elevation (west)



Rear Elevation (east)

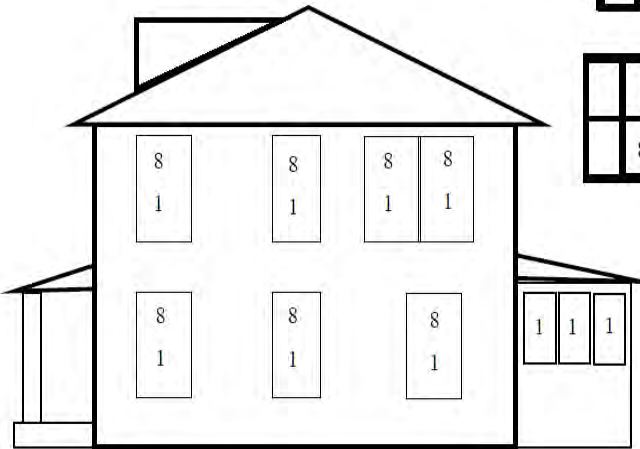
2nd floor

1st floor



Back porch

Side Elevation (north)



Back porch

Side Elevation (south)

NOT TO SCALE

25 June 2019  
Lite configuration per site photos 2 Aug 2019

Windows



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)

## Windows

### 2.2 Windows

#### Inspected, Repair or Replace

Scrape, caulk, paint the five (5) windows and trim around windows to help ensure the windows don't deteriorate faster and to help prevent water entering into the interior of the home thus causing more issues. This is routine maintenance that happens on every home and should be done every 3-5 years depending on the wear of the paint/caulk used.



2.2 Item 1(Picture)



2.2 Item 2(Picture)



2.2 Item 3(Picture)



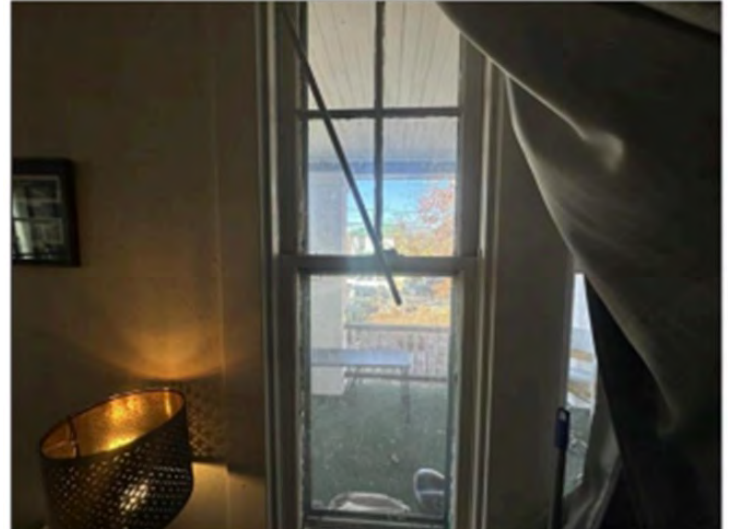
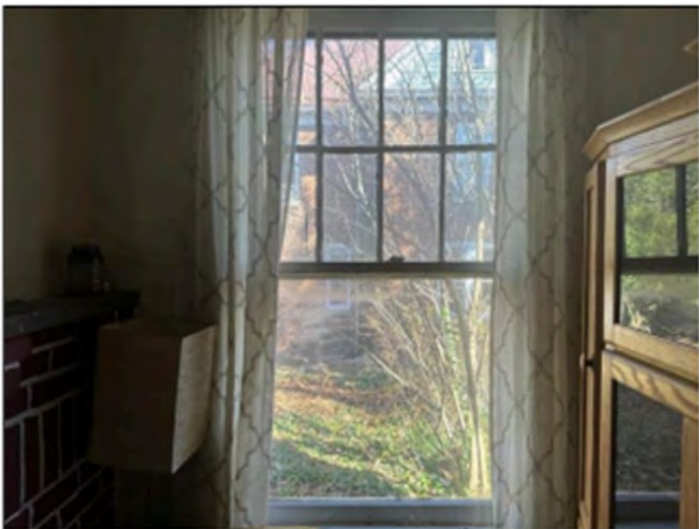
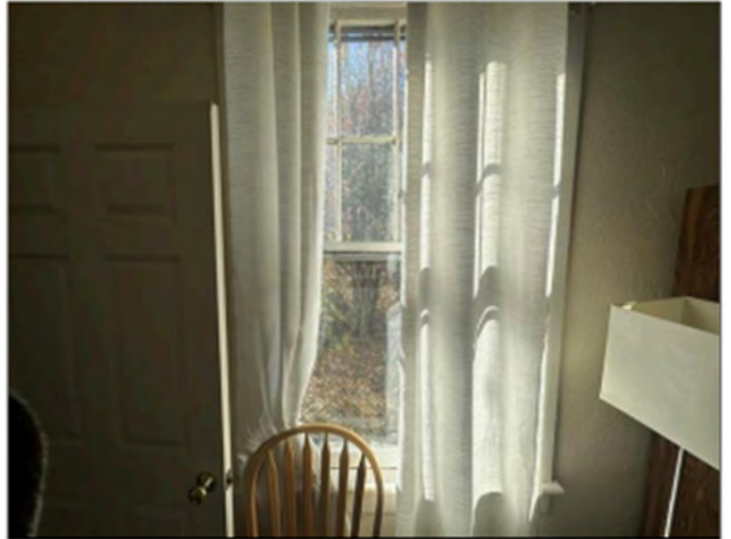
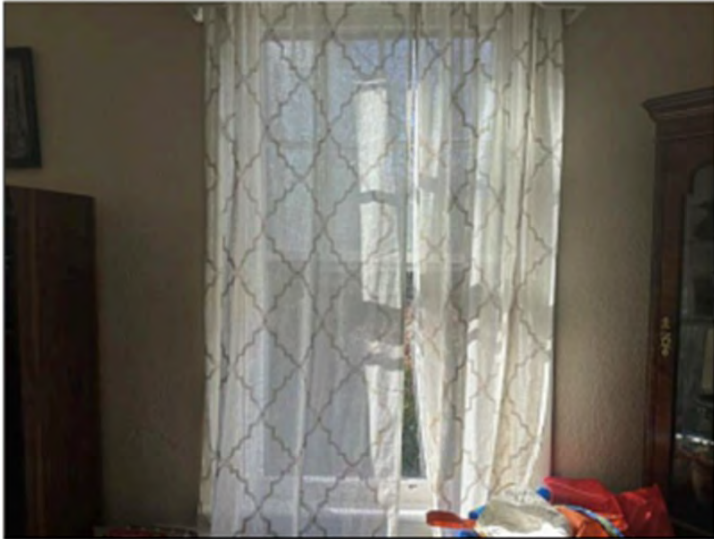
2.2 Item 4(Picture)



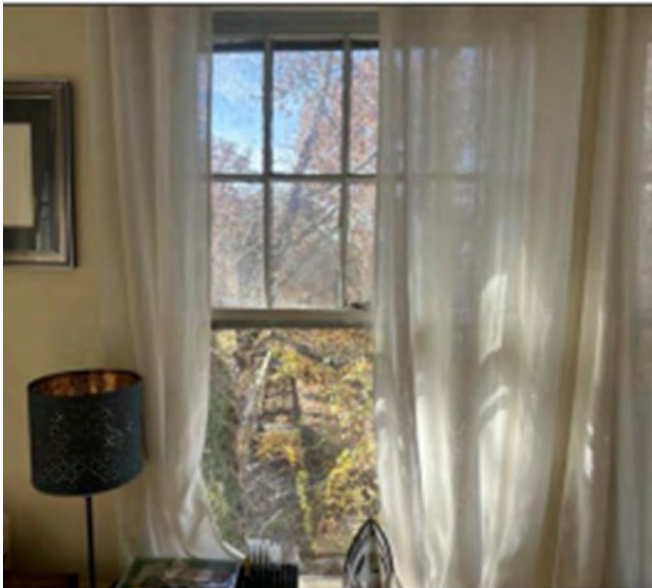
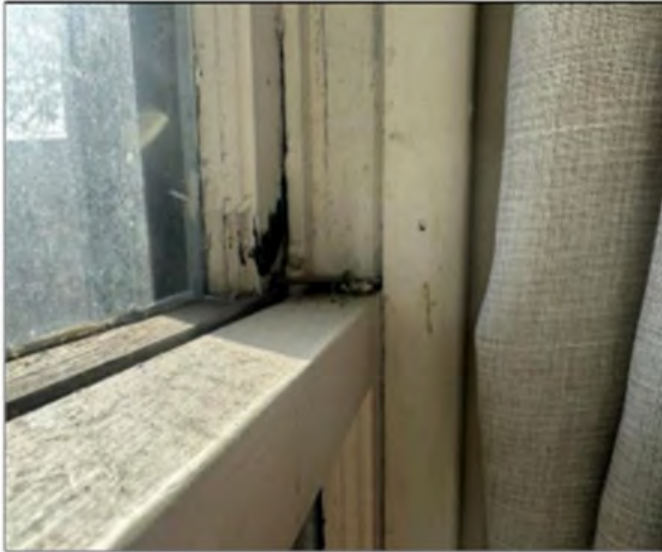
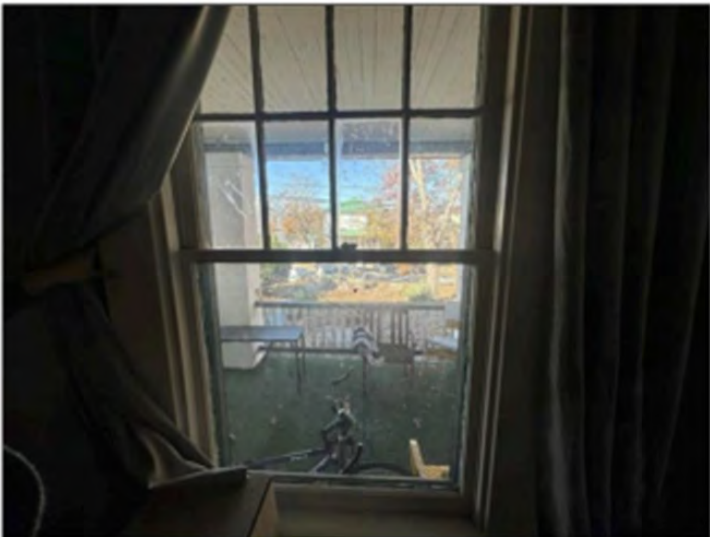
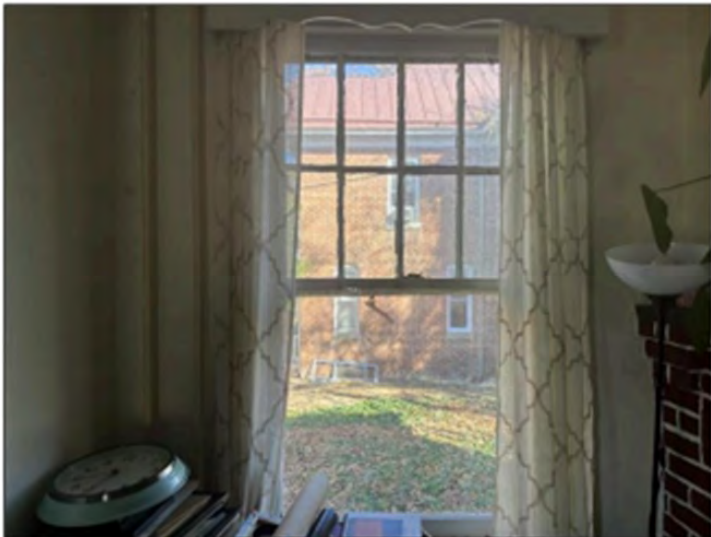
2.2 Item 5(Picture)

**Windows****8.6 Windows (representative number)****Inspected, Repair or Replace**

There were ten (10) windows on the main level that would not open at the time of the inspection. There were four (4) windows on the upper level of the home that did not open during the inspection. They have either been painted shut or have been fastened shut. I recommend having a qualified window contractor repair/replace as needed such that the windows operate as designed. Also, windows in bedrooms should be operational for fire egress. This should be considered when addressing the issue.



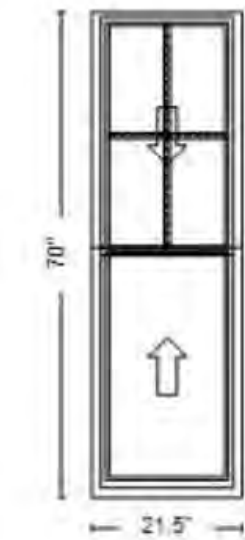
Windows



**Windows**

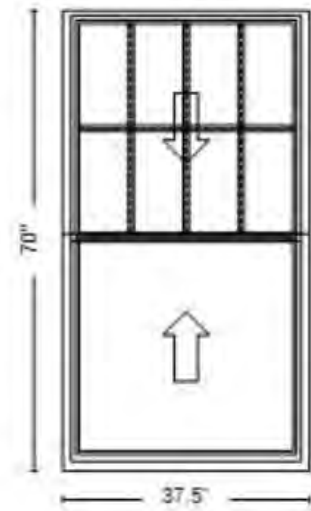


Summary of Pella Lifestyle Series windows



Description: Lifestyle, Double Hung, 21.5 X 70, Without HGP, White  
Rough Opening: 22.25" X 70.75"

Qty: 4

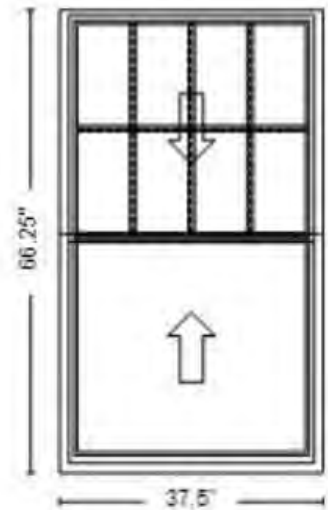
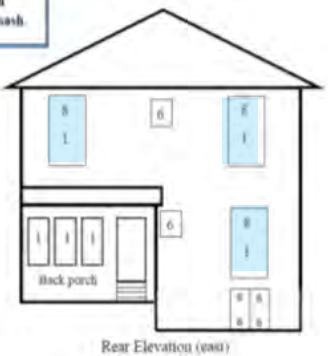


Description: Lifestyle, Double Hung, 37.5 X 70, Without HGP, White  
Rough Opening: 38.25" X 70.75"

Qty: 6

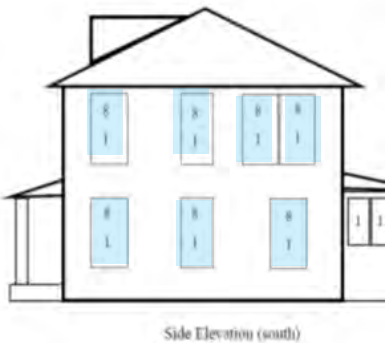
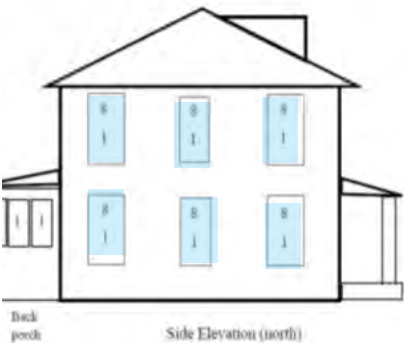


on 8-lite upper sash  
over a 1-lite lower sash.

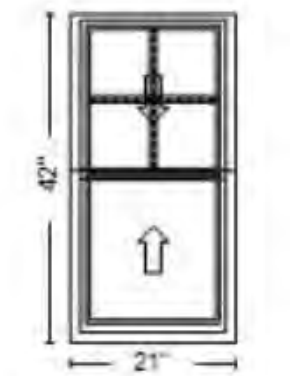


Description: Lifestyle, Double Hung, 37.5 X 66.25, Without HGP, White  
Rough Opening: 38.25" X 67"

Qty: 12



Summary of Pella Lifestyle Series windows

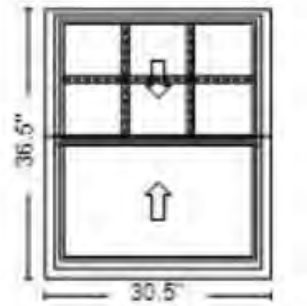


Description: Lifestyle, Double Hung, 21 X 42, Without HGP, White  
Rough Opening: 21.75" X 42.75"

Qty: 2

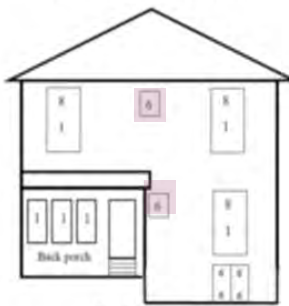


Front Elevation (west)

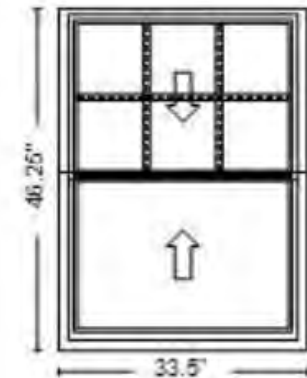


Description: Lifestyle, Double Hung, 30.5 X 36.5, Without HGP, White  
Rough Opening: 31.25" X 37.25"

Qty: 2



Rear Elevation (east)

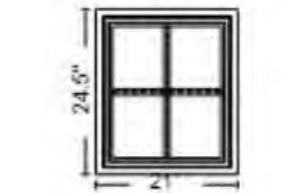


Description: Lifestyle, Double Hung, 33.5 X 46.25, Without HGP, White  
Rough Opening: 34.25" X 47"

Qty: 2



Rear Elevation (east)



Description: Lifestyle, Sash Set, Fixed, 21 X 24.5, Without HGP, White  
Rough Opening: 21.75" X 25.25"

Qty: 1



Side Elevation (north)

**Possible front door replacement.**



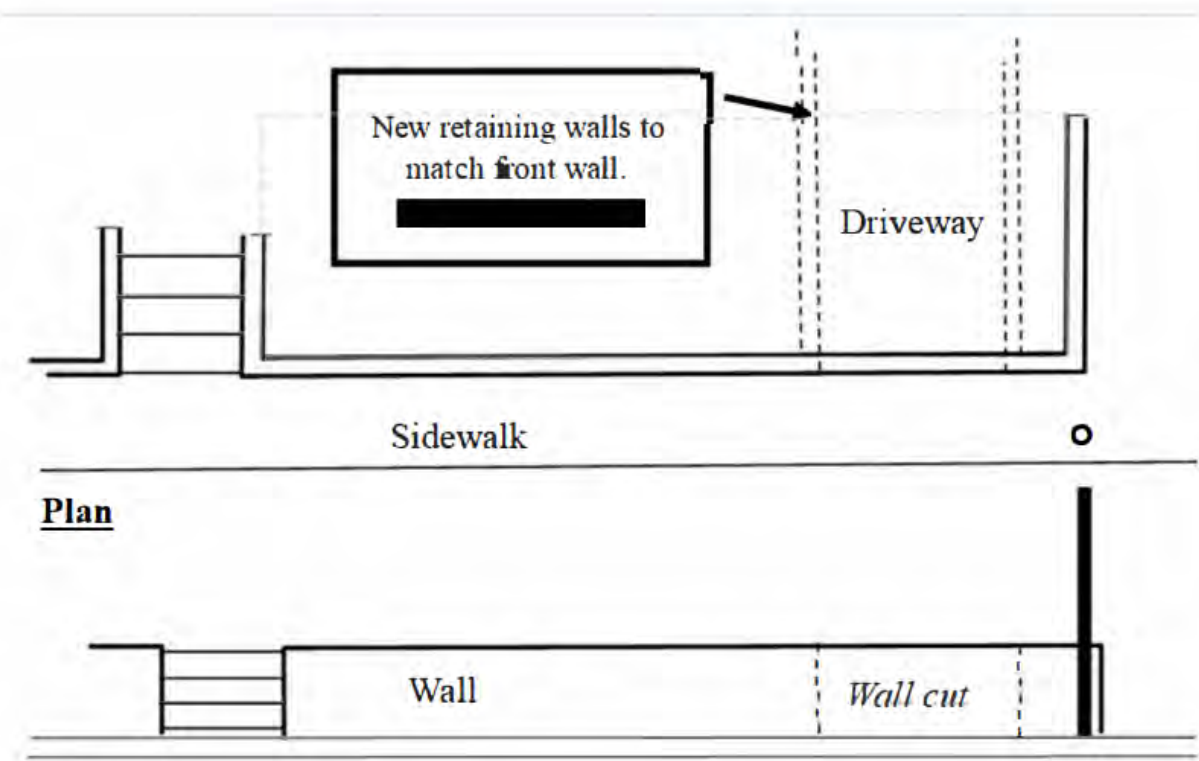
Possible option.



**Driveway cutout.**

The property currently does not have off-street parking, although many other homes on the street do. We seek permission to build a driveway off of Ridge Street on the right side of the home. In doing so, we would also like to have Dominion Power bury the electrical line underground.

There is currently a retaining wall in front of the property. If we are permitted to cut the curb to install the driveway, we would repair any cuts to the retaining wall and build the new sides as a parged, concrete block wall to match the existing wall. Please find attached several photos and sketches that provide more information on the proposed work. We seek permission to hire a contractor to obtain permits and work with the City of Charlottesville and Dominion Power to move forward with the driveway installation.



**Driveway cutout.**



Driveway cutout.



**Chimney Removal.**

The home currently has two chimneys, one on the left side of the house, which is connected to a working fireplace, and one on the right side of the house, which is no longer in use. The housing inspection report we obtained prior to purchasing the house, which is attached, indicates that the chimney on the right side of the house is structurally unsound, unsafe, and needs to be removed or rebuilt. ([see below] See pages 10-11, 12-13; photos included.) The top of the chimney is visibly uneven to the naked eye, and the base of the chimney is also bulging and vulnerable to collapse.

Because the chimney on the right side of the house is dangerous and no longer working, and because there is a prominent (and still functioning) chimney on the other side of the house, we propose hiring a masonry professional to remove the entire chimney from the ground up. Removing the chimney so would save us from having to completely reconstruct a chimney structure that would remain unused and that would take up space in the middle of the right side of the home and that would prevent efficient use of the space inside the home.



3.5 Item 1(Picture)



3.5 Item 2(Picture)



3.5 Item 3(Picture)

Chimney Removal.



1.0 Item 1(Picture)





# Inspection Report

**Chinh Le**

**Property Address:**  
712 Ridge Street  
Charlottesville Virginia 22902



**Virginia's Choice Home Inspections**

**Hunter Rayfield (DPOR #3380002118)**  
**PO Box 521**  
**Madison, Virginia 22727**  
**(334) 462-0557**

Table of Contents

Cover Page..... 1

Table of Contents ..... 2

Intro Page ..... 3

Summary ..... 4

1 Roofing ..... 26

2 Exterior ..... 31

3 Structural Components ..... 36

4 Heating / Central Air Conditioning ..... 41

5 Plumbing System ..... 45

6 Electrical System ..... 50

7 Insulation and Ventilation ..... 56

8 Interiors ..... 58

9 Built-In Kitchen Appliances ..... 72

## General Info

**Property Address**

712 Ridge Street  
Charlottesville Virginia 22902

**Date of Inspection**

11/14/2023

**Report ID**

2023.11.14 - 712 Ridge Street

**Customer(s)**

Chinh Le

**Time of Inspection**

08:45 AM

**Real Estate Agent**

Mal Webb  
Nest Realty

## Inspection Details

**In Attendance:**

Customer and their agent

**Type of building:**

Single Family (2 story)

**Approximate age of building:**

78 Years Old

**Temperature:**

Below 60 (F) = 15.5 (C)

**Weather:**

Clear

**Ground/Soil surface condition:**

Dry

**Rain in last 3 days:**

No

**Radon Test:**

No

**Water Test:**

No

## Comment Key & Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Blue Text (Recommendation)** = Recommendation for minor repair work, monitoring, or advice on upkeep of assests

**Red Text (Material defect)** = Deemed a material defect and requires immediate repair or replacement by a qualified contractor

**Green Text (Safety Issue)** = Safety hazard that needs immediate repair or replacement by a qualified contractor

## Summary



### Virginia's Choice Home Inspections

**PO Box 521  
Madison, Virginia 22727  
(334) 462-0557**

**Customer**  
Chinh Le

**Address**  
712 Ridge Street  
Charlottesville Virginia 22902

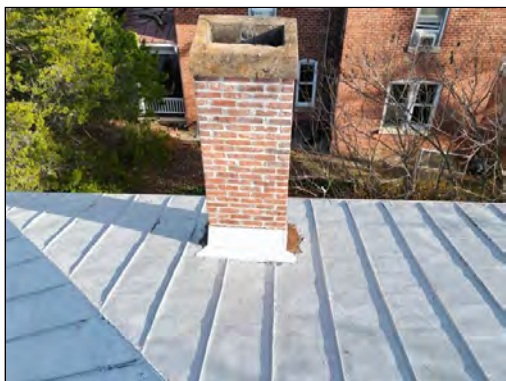
The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

## 1. Roofing

### 1.2 Skylights, Chimneys and Roof Penetrations

#### Inspected, Repair or Replace

(2) I recommend installing a bird screen and rain guard over the chimney cap(s) to properly protect the flue and interior space from water/pest intrusion. This task can be completed by a qualified chimney sweep.



1.2 Item 4(Picture)



1.2 Item 5(Picture)

### 1.3 Roof Drainage Systems

#### Inspected, Repair or Replace

(1) I recommend adding downspout extensions (minimum of 5' away from building face) to promote positive stormwater runoff. Moving as much water away from the building face and foundation will help reduce moisture intrusion into the foundation/crawl space/basement and from adversely affecting the structural framing of the home.



1.3 Item 1(Picture)

(2) The gutter on the rear right side of the home is damaged. This needs to be repaired to ensure the gutter functions properly. A qualified gutter specialist can complete this task.



1.3 Item 2(Picture)

## 2. Exterior

### 2.2 Windows

#### Inspected, Repair or Replace

Scrape, caulk, paint the five (5) windows and trim around windows to help ensure the windows don't deteriorate faster and to help prevent water entering into the interior of the home thus causing more issues. This is routine maintenance that happens on every home and should be done every 3-5 years depending on the wear of the paint/caulk used.



2.2 Item 1(Picture)



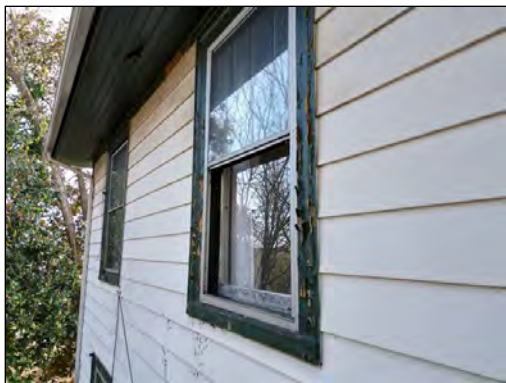
2.2 Item 2(Picture)



2.2 Item 3(Picture)



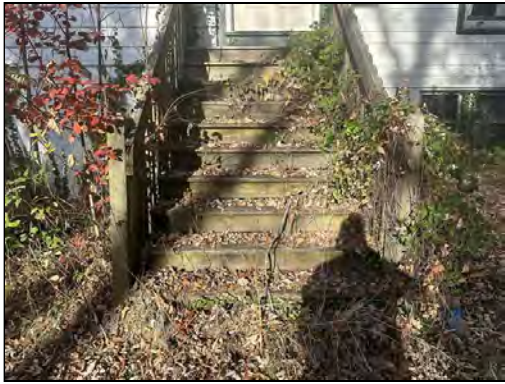
2.2 Item 4(Picture)



2.2 Item 5(Picture)

### 2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings Inspected, Repair or Replace

(2) The wood steps in the backyard are past their useful life and are in need of replacement. I recommend having a qualified decking contractor replace the steps to current standards.



2.3 Item 6(Picture)



2.3 Item 7(Picture)



2.3 Item 8(Picture)

## 2.5 Eaves, Soffits and Fascias

### Inspected, Repair or Replace

There is a hole in the soffit on the left side of the home. This can allow animals to gain access to the attic. I recommend a qualified contractor replace the broken section of the wood soffit. Item 1(Picture)



2.5 Item 1(Picture)

## 3. Structural Components

### 3.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)

#### Inspected, Repair or Replace

(1) The majority of the below-grade brick foundation at the rear of the home is in need of pointing-up.

This process will help the foundation wall retain its strength as well as preventing animal/pest intrusion from occurring into the crawl spaces of the home. This task can be completed by a licensed masonry contractor.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)

(2) The majority of the above-grade block foundation at the rear of the home is made of dry stacked block without mortar joints. This area needs to be pointed up. This process will help the foundation wall retain its strength as well as preventing animal/pest intrusion from occurring into the crawl spaces of the home. This task can be completed by a licensed masonry contractor.



3.0 Item 4(Picture)



3.0 Item 5(Picture)



3.0 Item 6(Picture)



3.0 Item 7(Picture)

(3) The rear CMU foundation wall has settled and is no longer supporting the structure above. I recommend a licensed masonry contractor investigate further and repair the structure.



3.0 Item 8(Picture)

### 3.1 Walls (Structural)

#### Inspected, Repair or Replace

The structural brick is missing on the left side of the basement exterior door frame. The brick needs to be replaced to give the door frame proper structural support. I recommend a qualified mason to complete this task.

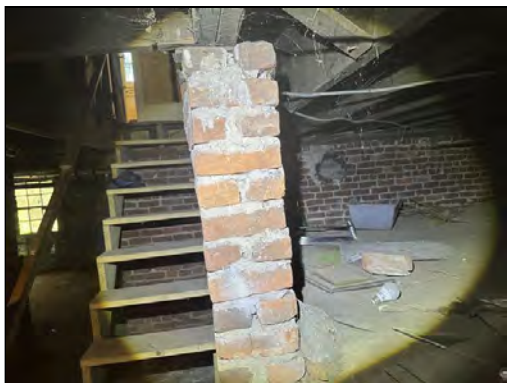


3.1 Item 1(Picture)

### 3.2 Columns or Piers

#### Inspected, Repair or Replace

The brick support column in the basement is leaning, weakening it's structural integrity. I recommend a qualified mason rebuild the column.



3.2 Item 1(Picture)

### 3.3 Floors (Structural)

#### Inspected, Repair or Replace

There were three (3) cracked floor joist in the basement. The effectiveness of these joist being able to support the floor above has been compromised due to the broken joists. I recommend having a licensed contractor repair as needed to properly support the floor.



3.3 Item 1(Picture)



3.3 Item 2(Picture)



3.3 Item 3(Picture)

### 3.5 Roof Structure and Attic

#### Inspected, Repair or Replace

(1) The chimney on the right side of the home needs to be rebuilt as it is unsafe and unstable. I recommend a qualified mason investigate and recommend a solution.



3.5 Item 1(Picture)



3.5 Item 2(Picture)



3.5 Item 3(Picture)

(2) Rafters and sheathing inside the attic indicate evidence of a previous fire. I probed charred wood members with a "stab tool" or awl. I recommend monitoring as my probing revealed that the majority of the charring was superficial as the roof structure was in, stable condition during the inspection.



3.5 Item 4(Picture)



3.5 Item 5(Picture)

## 4. Heating / Central Air Conditioning

### 4.0 Heating Equipment

#### Inspected, Repair or Replace

Circulating Boiler :

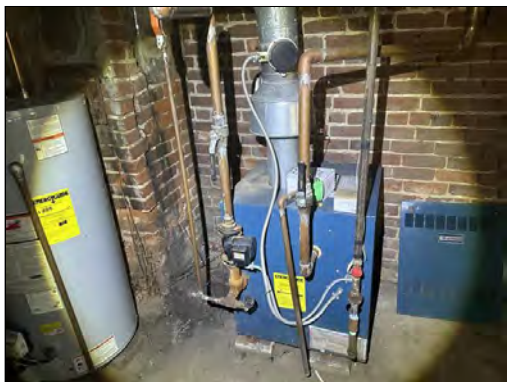
Manufacturer - BURNHAM

Model # - 206NS - BEI2

Serial # - 64120964

Date of Manufacture - JUNE 1999

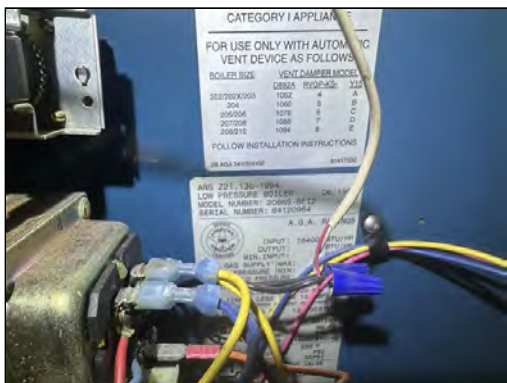
The circulating boiler was working at the time of the inspection. However the unit was not fully combusting the natural gas this is causing the unit to run less efficiently. I recommend a qualified boiler technician inspect further and repair. This unit is past the national life expectancy rate of 15-20 years. I recommend having the unit serviced and starting a budget for it's eventual replacement.



4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)



4.0 Item 4(Picture)

#### 4.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

##### Inspected, Repair or Replace

(1) I recommend having the chimney inspected by a qualified chimney sweep before use as the inspection conducted today is a visual inspection and does not take into consideration the current status of the inner workings of the chimney flue.



4.5 Item 1(Picture)



4.5 Item 2(Picture)

(2) The right side chimney's structural brick is failing and in need of rebuilding. This can impact the effectiveness of any gas-powered appliances' ability to properly ventilate carbon monoxide gas to the exterior. I recommend a licensed mason complete this task.



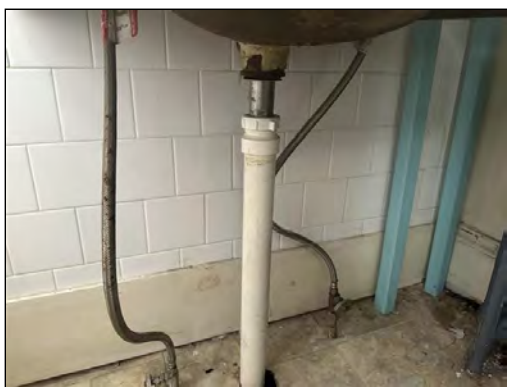
4.5 Item 3(Picture)

## 5. Plumbing System

### 5.1 Plumbing Water Supply, Distribution System and Fixtures

#### Inspected, Repair or Replace

(1) There is no P-Trap installed at the upstairs bathroom sink. A P-Trap Is designed to get sewer gases from back flowing into the home. I recommend a licensed plumber investigate and the necessary repairs to each sink.



5.1 Item 1(Picture)

(2) The upstairs toilet was loose during the inspection. First, I recommend tightening the T-bolts on the flanges of the toilet. If that does not secure the toilet then the wax ring is more than likely broken and will need to be replaced. I recommend having a licensed plumber investigate further and correct as needed.



5.1 Item 2(Picture)

(3) The main level half bath sink has an S-trap installed for the drain. S-traps are considered illegal in today's construction due to the fact that the configuration of the trap has the potential of siphoning all water from the trap when used causing sewer gases to build up in the home, which defeats the purpose

of the trap. I recommend having a licensed plumber repair the piping as needed such that only a p-trap can be installed and remove the risk of siphoning of the trap system.



5.1 Item 3(Picture)

## 5.6 Sump Pump

### Inspected, Repair or Replace

The sump pump did not have a proper cover that was secured to the floor to prevent unwanted gases from emitting in the home. I recommend having a licensed plumber install one.



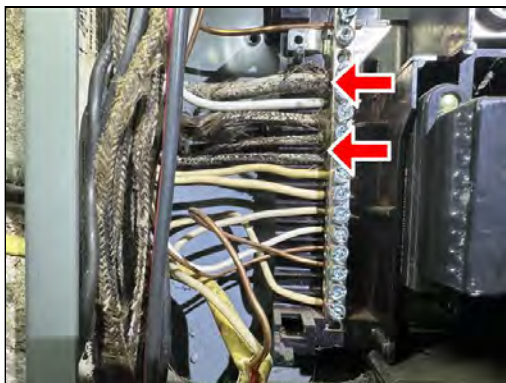
5.6 Item 1(Picture)

## 6. Electrical System

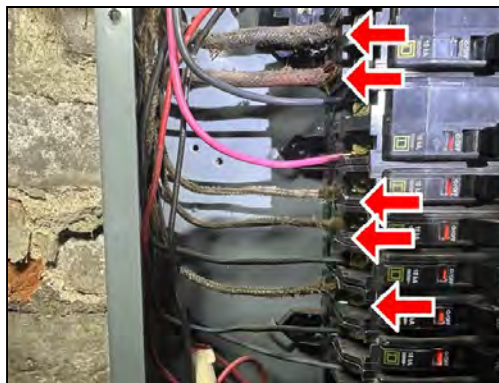
### 6.2 Branch Circuit Conductors, Overcurrent Devices and Compatability of their Amperage and Voltage

#### Inspected, Repair or Replace

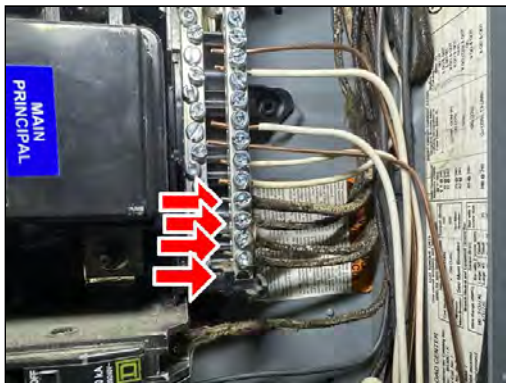
(1) There was cloth wiring present in the panel. This has been known to cause fires in the past and is no longer used in construction today. I recommend having a licensed electrician investigate further and correct as needed for safe operation.



6.2 Item 1(Picture)

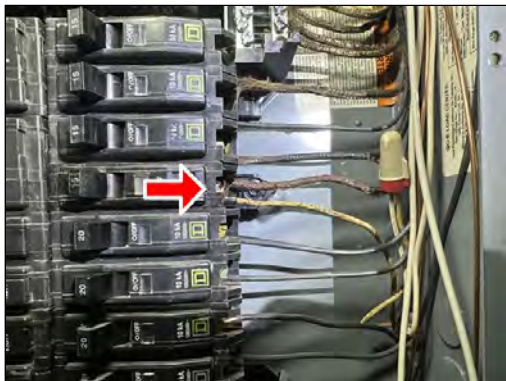


6.2 Item 2(Picture)

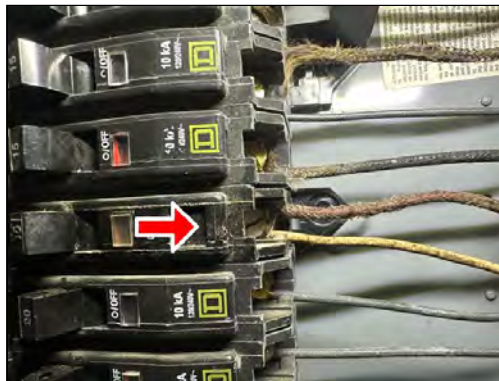


6.2 Item 3(Picture)

(2) I observed two (2) double taps that were present in the main electrical panel during the inspection. Double taps can lead to overheating of the breaker or could lead to a spark or arc between the wiring. I recommend having a licensed electrician investigate further and correct as needed.



6.2 Item 4(Picture)



6.2 Item 5(Picture)

### 6.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

#### Inspected, Repair or Replace

An outlet in the upstairs bedroom has the hot and neutral wires reversed. I recommend having a licensed electrician investigate further and correct as needed. Item 1(Picture)

There was one (1) outlet on the first floor of the home that was not properly grounded during the inspection. I recommend having a licensed electrician investigate further and correct as needed. A properly grounded outlet is important because it protects the appliances connected and people from the potential risk of electrical shock due to a power surge. There were six (6) outlets found during the inspection that are old style two-pronged. Today's devices require a three-pronged out with ground. I recommend a licensed electrician replace these with three-pronged outlets. Item 3(Picture) Item 4(Picture) Item 5(Picture) Item 6(Picture) Item 7(Picture) Item 8(Picture) Item 2(Picture)



6.3 Item 1(Picture)



6.3 Item 2(Picture)



6.3 Item 3(Picture)



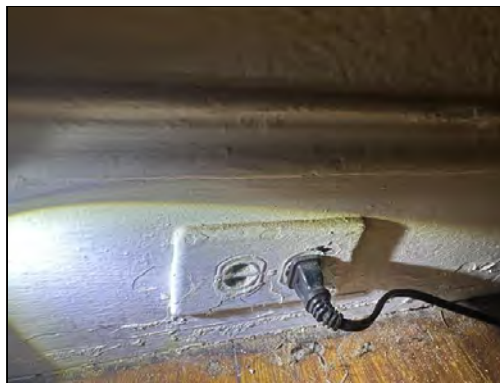
6.3 Item 4(Picture)



6.3 Item 5(Picture)



6.3 Item 6(Picture)



6.3 Item 7(Picture)



6.3 Item 8(Picture)

**6.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure**

**Inspected, Repair or Replace**

The outlet in the kitchen is not properly GFCI-protected. Any exterior, garage, or outlet within 6' of a plumbing fixture must be GFCI-protected to protect both the appliances and people from the potential of electrical surges that can harm the appliance or people. I recommend having a licensed electrician investigate further and correct as needed.



6.4 Item 1(Picture)

**6.5 Operation of GFCI (Ground Fault Circuit Interrupters)**

**Inspected, Repair or Replace**

The laundry room GFCI outlet was not functioning properly at the time of the inspection. I recommend a licensed electrician replace it with a new GFCI outlet.



6.5 Item 1(Picture)

**6.9 Carbon Monoxide Detectors**

**Inspected, Repair or Replace**

I did not find a carbon monoxide detector in the home during the inspection. Since there is a

combustible fuel source being used in the home, I recommend installing at least one detector per occupied floor.

## 7. Insulation and Ventilation

### 7.0 Insulation in Attic

#### Inspected, Repair or Replace

I recommend adding more insulation in the attic as there was not enough present to achieve a minimum R-30 value which is appropriate for this area of the country. This task can be completed by a qualified insulation contractor.



7.0 Item 1(Picture)



7.0 Item 2(Picture)

### 7.1 Insulation Under Floor System

#### Inspected, Repair or Replace

There was no insulation present under the floor system during the inspection. I recommend having a qualified insulation contractor install enough insulation to achieve a minimum R-19 value which is needed for this area of the country.



7.1 Item 1(Picture)

### 7.4 Venting Systems (Kitchens, Baths and Laundry)

#### Inspected, Repair or Replace

There was no bathroom ventilation fan installed during the inspection. I recommend installing a ventilation fan to help ventilate the home from moisture-laden air.



7.4 Item 1(Picture)



7.4 Item 2(Picture)

## 8. Interiors

### 8.1 Ceilings

#### Inspected, Repair or Replace

There was water damage present on the ceiling of the main level back bedroom. The area was tested with a moisture meter and was found to be dry at the time of the inspection. I recommend monitoring the area and having a qualified contractor repair the finishes.



8.1 Item 1(Picture)

### 8.2 Floors

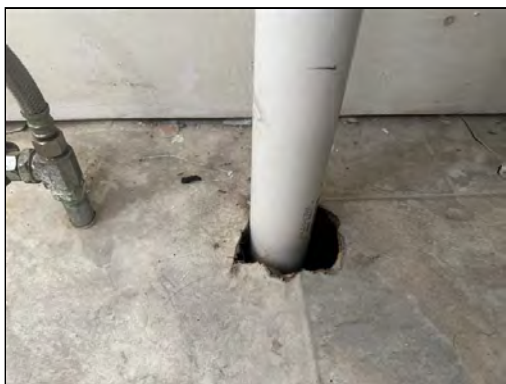
#### Inspected, Repair or Replace

(1) There was water damage present in the corner floor area of the main level back bedroom. There was also a hole present in the floor. The area was tested with a moisture meter and was found to be dry at the time of the inspection. I recommend monitoring the area and having a qualified contractor investigate repair the finishes.



8.2 Item 1(Picture)

(2) There are two (2) areas in the upstairs bathroom where we need to seal around the plumbing penetrations in the floor. I recommend a qualified contractor repair the floor around these penetrations.



8.2 Item 2(Picture)

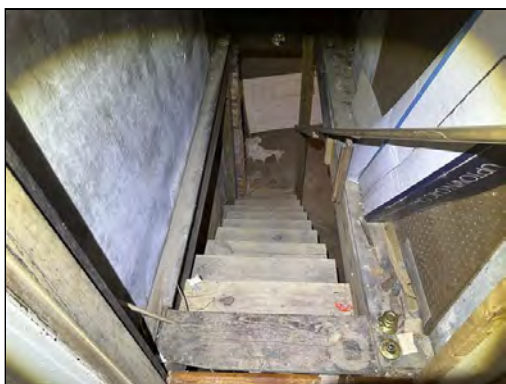


8.2 Item 3(Picture)

### 8.3 Steps, Stairways, Balconies and Railings

#### Inspected, Repair or Replace

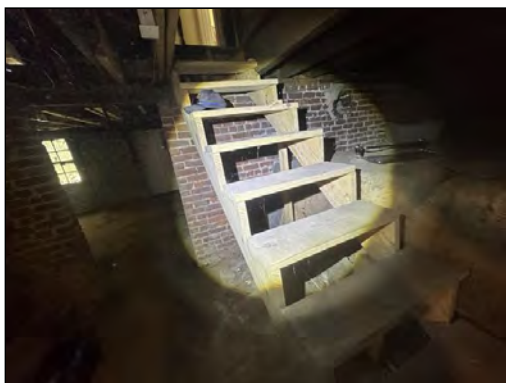
(2) The basement stairs need to be rebuilt with a handrail, proper stair treads and the appropriate balusters to ensure the safety of anyone using the stairs. This can be come completed by a qualified contractor.



8.3 Item 2(Picture)



8.3 Item 3(Picture)



8.3 Item 4(Picture)

### 8.5 Doors (representative number)

#### Inspected, Repair or Replace

The door to the main level half bath was found to be pulling away from the door frame. This is causing the door to not function properly. I recommend a qualified contractor reattach the door to the frame.



8.5 Item 1(Picture)

**8.6 Windows (representative number)****Inspected, Repair or Replace**

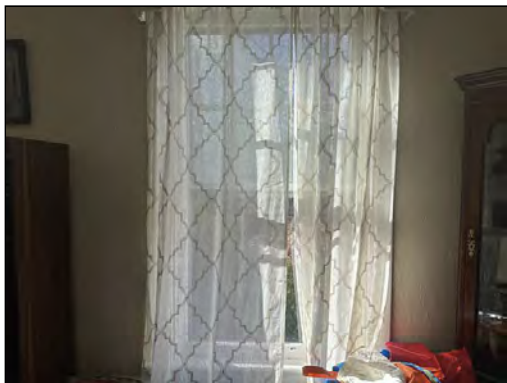
There were ten (10) windows on the main level that would not open at the time of the inspection. There were four (4) windows on the upper level of the home that did not open during the inspection. They have either been painted shut or have been fastened shut. I recommend having a qualified window contractor repair/replace as needed such that the windows operate as designed. Also, windows in bedrooms should be operational for fire egress. This should be considered when addressing the issue.



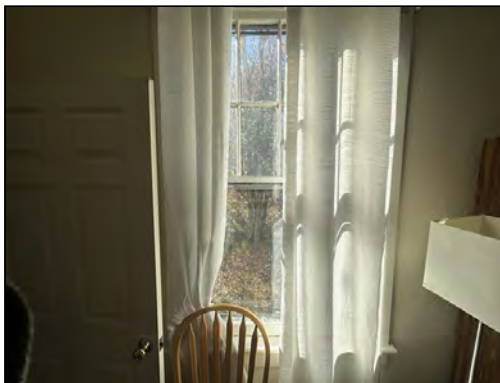
8.6 Item 1(Picture)



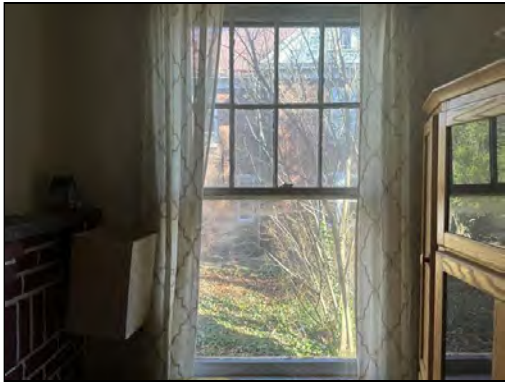
8.6 Item 2(Picture)



8.6 Item 3(Picture)



8.6 Item 4(Picture)



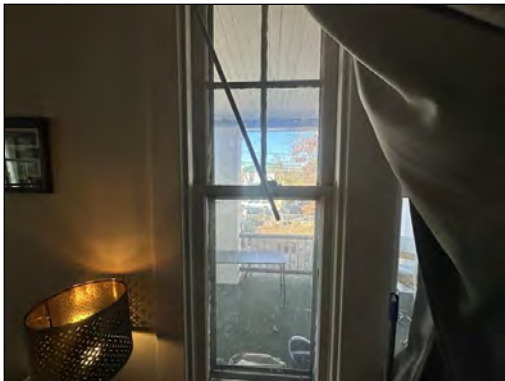
8.6 Item 5(Picture)



8.6 Item 6(Picture)



8.6 Item 7(Picture)



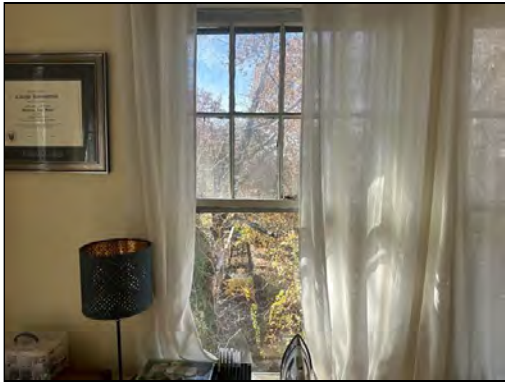
8.6 Item 8(Picture)



8.6 Item 9(Picture)



8.6 Item 10(Picture)



8.6 Item 11(Picture)



8.6 Item 12(Picture)



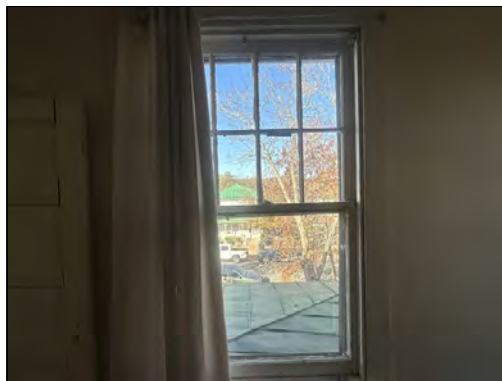
8.6 Item 13(Picture)



8.6 Item 14(Picture)



8.6 Item 15(Picture)



8.6 Item 16(Picture)

## 9. Built-In Kitchen Appliances

### 9.1 Ranges/Ovens/Cooktops

#### Inspected, Repair or Replace

The anti-tip device for the range was not installed. I recommend installing the device so that the range does not tip over when used which can be very harmful to a person if this occurs. This task can be completed by a qualified appliance technician.



9.1 Item 1(Picture)

### 9.2 Range Hood (s)

#### Inspected, Repair or Replace

The exhaust fan did not function at the time of the inspection. I recommend replacing it with a unit that vents to outside the home. A qualified contractor can complete this task.



9.2 Item 1(Picture)

---

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.



1. Roofing

**The inspector shall inspect from ground level or eaves:** The roof covering. The gutters. The downspouts. The vents, flashings, skylights, chimney and other roof penetrations. The general structure of the roof from the readily accessible panels, doors or stairs.

**The inspector is not required to:** Walk on any roof surface, predict the service life expectancy, inspect underground downspout diverter drainage pipes, remove snow, ice, debris or other conditions that prohibit the observation of the roof surfaces, move insulation, inspect antennae, satellite dishes, lightning arresters, de-icing equipment, or similar attachments. Walk on any roof areas that appear, in the opinion of the inspector to be unsafe, and or cause damage. Perform a water test, warrant or certify the roof. Confirm proper fastening or installation of any roof material.

Styles & Materials		
<b>Roof Covering:</b> Metal Architectural	<b>Viewed roof covering from:</b> Ground Drone Flight/Camera	<b>Sky Light(s):</b> None
<b>Chimney (exterior):</b> Brick		

Items

1.0 Roof Coverings

Inspected

Upon visual inspection, the roof appears to be in good condition for the year that it was installed. However, I always recommend regular maintenance including caulking of pipe boots and removal of debris from valleys. I estimate the roof covering to be original to the home, therefore is approximately 75-80 years old. Standing seam metal roofs typically last 75-100 years with proper maintenance.



1.0 Item 1(Picture)



1.0 Item 2(Picture)



1.0 Item 3(Picture)



1.0 Item 4(Picture)



1.0 Item 5(Picture)



1.0 Item 6(Picture)



1.0 Item 7(Picture)



1.0 Item 8(Picture)



1.0 Item 9(Picture)



1.0 Item 10(Picture)

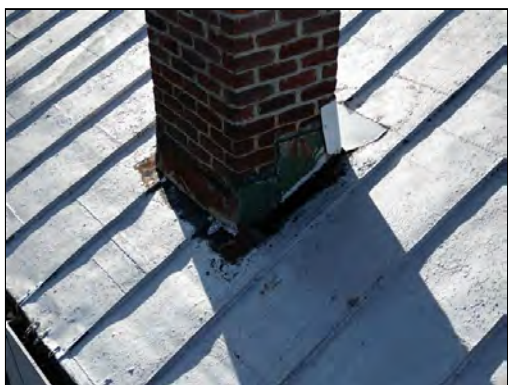


1.0 Item 11(Picture)

**1.1 Flashings**

Inspected

See Picture



1.1 Item 1(Picture)

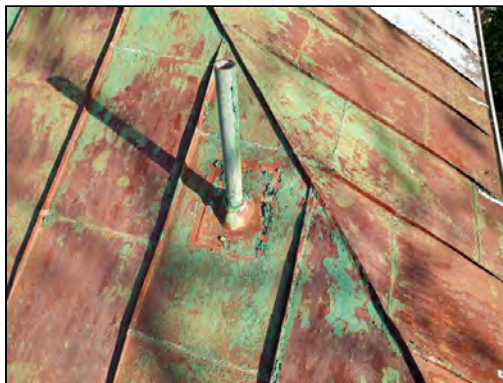
**1.2 Skylights, Chimneys and Roof Penetrations**

Inspected, Repair or Replace

(1) All penetrations through the roof appeared to be in good order at the time of the inspection. It is good practice to caulk plumbing boots or replace the boots altogether every 5 years or so.



1.2 Item 1(Picture)

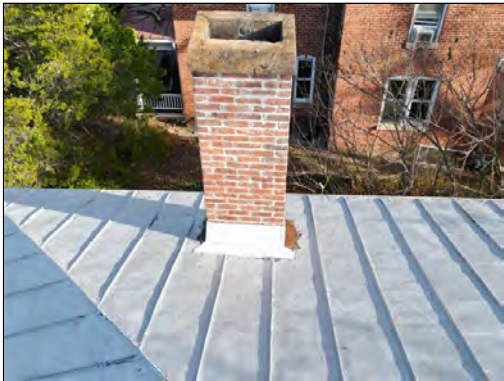


1.2 Item 2(Picture)



1.2 Item 3(Picture)

(2) I recommend installing a bird screen and rain guard over the chimney cap(s) to properly protect the flue and interior space from water/pest intrusion. This task can be completed by a qualified chimney sweep.



1.2 Item 4(Picture)



1.2 Item 5(Picture)

### 1.3 Roof Drainage Systems

Inspected, Repair or Replace

(1) I recommend adding downspout extensions (minimum of 5' away from building face) to promote positive stormwater runoff. Moving as much water away from the building face and foundation will help reduce moisture intrusion into the foundation/crawl space/basement and from adversely affecting the structural framing of the home.



1.3 Item 1(Picture)

(2) The gutter on the rear right side of the home is damaged. This needs to be repaired to ensure the gutter functions properly. A qualified gutter specialist can complete this task.



1.3 Item 2(Picture)

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

2. Exterior

**The inspector shall inspect:** The siding, flashing and trim. All exterior doors, decks, stoops, steps, stairs, porches, railings, eaves, soffits and fascias. And report as in need of repair any spacing between intermediate balusters, spindles, or rails for steps, stairways, balconies, and railings that permit the passage of an object greater than four inches in diameter. A representative number of windows. The vegetation, surface drainage and retaining walls when these are likely to adversely affect the structure. And describe the exterior wall covering.

**The inspector is not required to:** Inspect or operate screens, storm windows, shutters, awnings, fences, outbuildings, or exterior accent lighting, Inspect items, including window and door flashings, which are not visible or readily accessible from the ground, Inspect geological, geotechnical, hydrological and/or soil conditions, Inspect recreational facilities, playground equipment. Inspect seawalls, break-walls and docks, Inspect erosion control and earth stabilization measures, Inspect for safety type glass, Inspect underground utilities, Inspect underground items, Inspect wells or springs, Inspect solar, wind or geothermal systems, Inspect swimming pools or spas, Inspect wastewater treatment systems septic systems or cesspools, Inspect irrigation or sprinkler systems, Inspect drain fields or drywells, Determine the integrity of multi-pane window glazing or the thermal window seals.

Styles & Materials

<b>Siding Style:</b> Lap	<b>Siding Material:</b> Aluminum Siding	<b>Exterior Entry Doors:</b> Wood Steel
<b>Appurtenance:</b> Porch	<b>Driveway:</b> Street Parking	

Items

2.0 Wall Cladding Flashing and Trim

Inspected  
See Pictures



2.0 Item 1(Picture)



2.0 Item 2(Picture)



2.0 Item 3(Picture)



2.0 Item 4(Picture)



2.0 Item 5(Picture)



2.0 Item 6(Picture)

## 2.1 Doors (Exterior)

Inspected

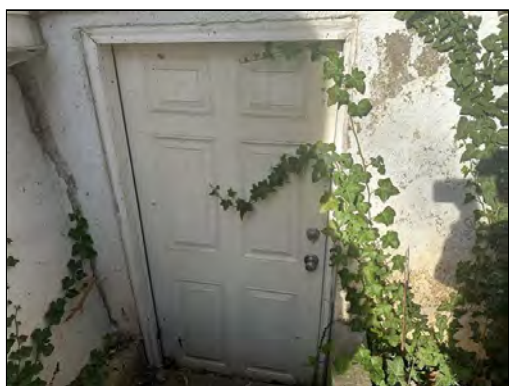
See Pictures



2.1 Item 1(Picture)



2.1 Item 2(Picture)



2.1 Item 3(Picture)

## 2.2 Windows

### Inspected, Repair or Replace

Scrape, caulk, paint the five (5) windows and trim around windows to help ensure the windows don't deteriorate faster and to help prevent water entering into the interior of the home thus causing more issues. This is routine maintenance that happens on every home and should be done every 3-5 years depending on the wear of the paint/caulk used.



2.2 Item 1(Picture)



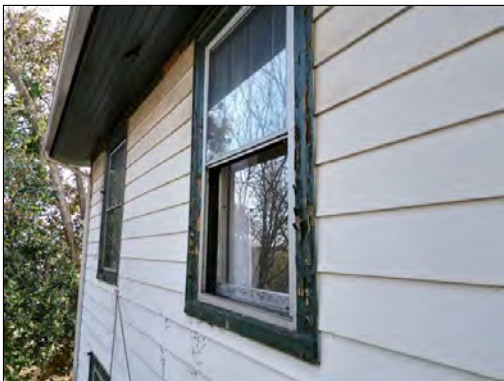
2.2 Item 2(Picture)



2.2 Item 3(Picture)



2.2 Item 4(Picture)



2.2 Item 5(Picture)

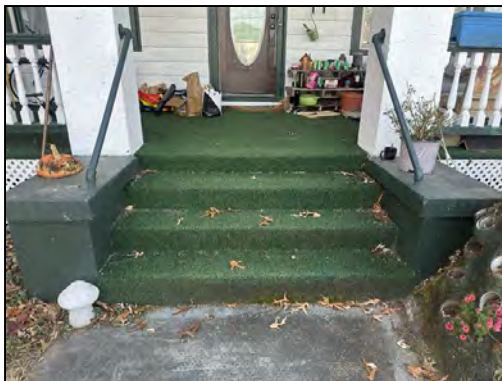
## 2.3 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover and Applicable Railings

### Inspected, Repair or Replace

(1) See Pictures



2.3 Item 1(Picture)



2.3 Item 2(Picture)



2.3 Item 3(Picture)

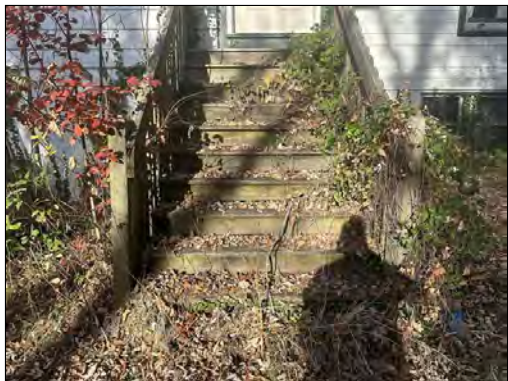


2.3 Item 4(Picture)



2.3 Item 5(Picture)

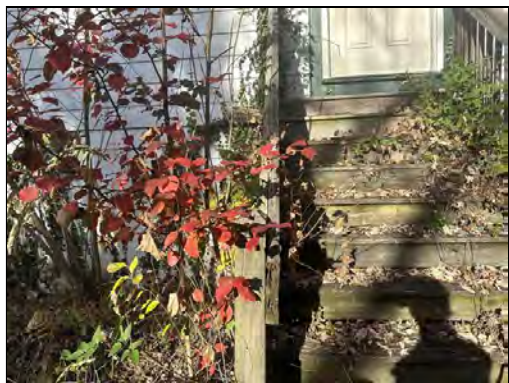
(2) The wood steps in the backyard are past their useful life and are in need of replacement. I recommend having a qualified decking contractor replace the steps to current standards.



2.3 Item 6(Picture)



2.3 Item 7(Picture)



2.3 Item 8(Picture)

## 2.4 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

### Inspected

It is good practice to keep all bushes, ivy, and vines a minimum of 12" away from the exterior face of the home. This will help prevent water intrusion into the home.



2.4 Item 1(Picture)



2.4 Item 2(Picture)

## 2.5 Eaves, Soffits and Fascias

### Inspected, Repair or Replace

There is a hole in the soffit on the left side of the home. This can allow animals to gain access to the attic. I recommend a qualified contractor replace the broken section of the wood soffit. Item 1(Picture)



2.5 Item 1(Picture)

---

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Structural Components

**The inspector shall inspect:** The basement. The foundation. The crawlspace. The visible structural components. Any present conditions or clear indications of active water penetration observed by the inspector. And report any general indications of foundation movement that are observed by the inspector, such as but not limited to sheetrock cracks, brick cracks, out-of-square door frames or floor slopes.

**The inspector is not required to:** Enter any crawlspaces that are not readily accessible or where entry could cause damage or pose a hazard to the inspector, Move stored items or debris, Operate sump pumps with inaccessible floats, Identify size, spacing, span, location or determine adequacy of foundation bolting, bracing, joists, joist spans or support systems, Provide any engineering or architectural service, Report on the adequacy of any structural system or component.

Styles & Materials

<b>Foundation:</b> Brick	<b>Method used to observe Crawlspace:</b> No crawlspace	<b>Floor Structure:</b> Wood joists
<b>Wall Structure:</b> Wood	<b>Columns or Piers:</b> Brick piers	<b>Ceiling Structure:</b> 2X8
<b>Roof Structure:</b> Stick-built Wood slats Sheathing	<b>Roof-Type:</b> Hip	<b>Method used to observe attic:</b> Walked
<b>Attic info:</b> Attic access		

Items

**3.0 Foundations, Basement and Crawlspace (Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components.)**

Inspected, Repair or Replace

(1) The majority of the below-grade brick foundation at the rear of the home is in need of pointing-up. This process will help the foundation wall retain its strength as well as preventing animal/pest intrusion from occurring into the crawl spaces of the home. This task can be completed by a licensed masonry contractor.



3.0 Item 1(Picture)



3.0 Item 2(Picture)



3.0 Item 3(Picture)

(2) The majority of the above-grade block foundation at the rear of the home is made of dry stacked block without mortar joints. This area needs to be pointed up. This process will help the foundation wall retain its strength as well as preventing animal/pest intrusion from occurring into the crawl spaces of the home. This task can be completed by a licensed masonry contractor.



3.0 Item 4(Picture)



3.0 Item 5(Picture)



3.0 Item 6(Picture)



3.0 Item 7(Picture)

(3) The rear CMU foundation wall has settled and is no longer supporting the structure above. I recommend a licensed masonry contractor investigate further and repair the structure.



3.0 Item 8(Picture)

### 3.1 Walls (Structural)

Inspected, Repair or Replace

The structural brick is missing on the left side of the basement exterior door frame. The brick needs to be replaced to give the door frame proper structural support. I recommend a qualified mason to complete this task.

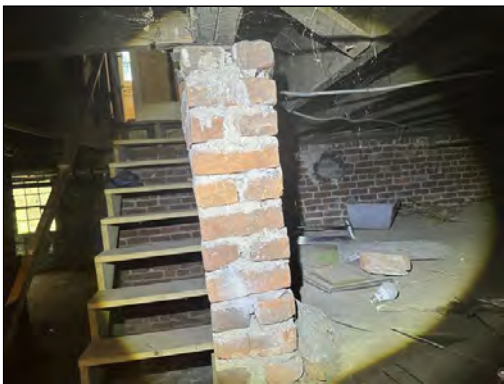


3.1 Item 1(Picture)

### 3.2 Columns or Piers

Inspected, Repair or Replace

The brick support column in the basement is leaning, weakening it's structural integrity. I recommend a qualified mason rebuild the column.



3.2 Item 1(Picture)

### 3.3 Floors (Structural)

Inspected, Repair or Replace

There were three (3) cracked floor joist in the basement. The effectiveness of these joist being able to support the floor above has been compromised due to the broken joists. I recommend having a licensed contractor repair as needed to properly support the floor.



3.3 Item 1(Picture)



3.3 Item 2(Picture)



3.3 Item 3(Picture)

### 3.4 Ceilings (Structural)

Inspected

### 3.5 Roof Structure and Attic

Inspected, Repair or Replace

(1) The chimney on the right side of the home needs to be rebuilt as it is unsafe and unstable. I recommend a qualified mason investigate and recommend a solution.



3.5 Item 1(Picture)



3.5 Item 2(Picture)



3.5 Item 3(Picture)

(2) Rafters and sheathing inside the attic indicate evidence of a previous fire. I probed charred wood members with a "stab tool" or awl. I recommend monitoring as my probing revealed that the majority of the charring was superficial as the roof structure was in, stable condition during the inspection.



3.5 Item 4(Picture)



3.5 Item 5(Picture)

---

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Heating / Central Air Conditioning

**The inspector shall inspect:** The heating system and describe the energy source and heating method using normal operating controls. And report as in need of repair electric furnaces which do not operate. And report if inspector deemed the furnace inaccessible. The central cooling equipment using normal operating controls. The fireplace, and open and close the damper door if readily accessible and operable. Hearth extensions and other permanently installed components. And report as in need of repair deficiencies in the lintel, hearth and material surrounding the fireplace, including clearance from combustible materials.

**The inspector is not required to:** Inspect or evaluate interiors of flues or chimneys, fire chambers, heat exchangers, humidifiers, dehumidifiers, electronic air filters, solar heating systems, solar heating systems or fuel tanks. Inspect underground fuel tanks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the heating system. Light or ignite pilot flames. Activate heating, heat pump systems, or other heating systems when ambient temperatures or when other circumstances are not conducive to safe operation or may damage the equipment. Override electronic thermostats. Evaluate fuel quality. Verify thermostat calibration, heat anticipation or automatic setbacks, timers, programs or clocks. Determine the uniformity, temperature, flow, balance, distribution, size, capacity, BTU, or supply adequacy of the cooling system. Inspect window units, through-wall units, or electronic air filters. Operate equipment or systems if exterior temperature is below 60 degrees Fahrenheit or when other circumstances are not conducive to safe operation or may damage the equipment. Inspect or determine thermostat calibration, heat anticipation or automatic setbacks or clocks. Examine electrical current, coolant fluids or gasses, or coolant leakage. Inspect the flue or vent system. Inspect the interior of chimneys or flues, fire doors or screens, seals or gaskets, or mantels. Determine the need for a chimney sweep. Operate gas fireplace inserts. Light pilot flames. Determine the appropriateness of such installation. Inspect automatic fuel feed devices. Inspect combustion and/or make-up air devices. Inspect heat distribution assists whether gravity controlled or fan assisted. Ignite or extinguish fires. Determine draft characteristics. Move fireplace inserts, stoves, or firebox contents. Determine adequacy of draft, perform a smoke test or dismantle or remove any component. Perform an NFPA inspection. Perform a Phase 1 fireplace and chimney inspection.

Styles & Materials		
<b>Heat Type:</b> Circulating boiler	<b>Energy Source:</b> Natural gas	<b>Number of Heat Systems (excluding wood):</b> One
<b>Heat System Brand:</b> BURNHAM	<b>Types of Fireplaces:</b> Solid Fuel	<b>Operable Fireplaces:</b> One
<b>Number of Woodstoves:</b> None		

Items

4.0 Heating Equipment

Inspected, Repair or Replace

Circulating Boiler :

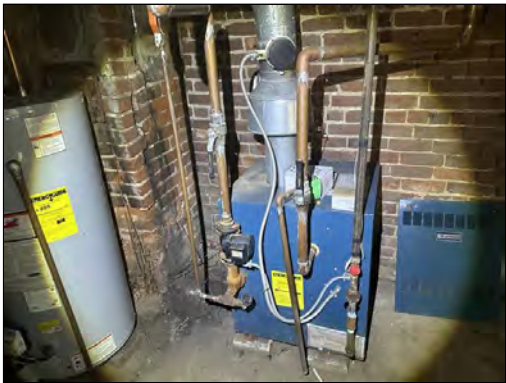
Manufacturer - BURNHAM

Model # - 206NS - BEI2

Serial # - 64120964

Date of Manufacture - JUNE 1999

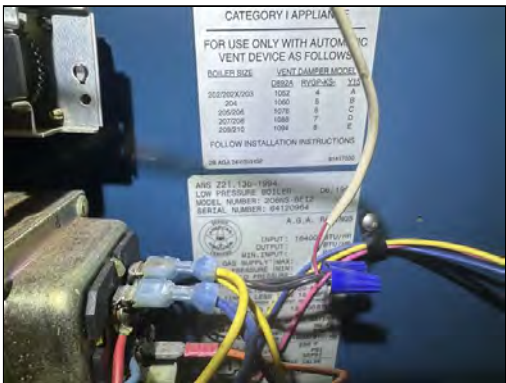
The circulating boiler was working at the time of the inspection. However the unit was not fully combusting the natural gas this is causing the unit to run less efficiently. I recommend a qualified boiler technician inspect further and repair. This unit is past the national life expectancy rate of 15-20 years. I recommend having the unit serviced and starting a budget for it's eventual replacement.



4.0 Item 1(Picture)



4.0 Item 2(Picture)



4.0 Item 3(Picture)



4.0 Item 4(Picture)

4.1 Normal Operating Controls

Inspected

See Picture



4.1 Item 1(Picture)

#### **4.2 Automatic Safety Controls**

Inspected

#### **4.3 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)**

Inspected

#### **4.4 Presence of Installed Heat Source in Each Room**

Inspected

#### **4.5 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)**

Inspected, Repair or Replace

(1) I recommend having the chimney inspected by a qualified chimney sweep before use as the inspection conducted today is a visual inspection and does not take into consideration the current status of the inner workings of the chimney flue.



4.5 Item 1(Picture)



4.5 Item 2(Picture)

(2) The right side chimney's structural brick is failing and in need of rebuilding. This can impact the effectiveness of any gas-powered appliances' ability to properly ventilate carbon monoxide gas to the exterior. I recommend a licensed mason complete this task.



4.5 Item 3(Picture)

#### **4.6 Solid Fuel Heating Devices (Fireplaces, Woodstove)**

Inspected

#### **4.7 Gas/LP Firelogs and Fireplaces**

Not Present

#### **4.8 Cooling and Air Handler Equipment**

Not Present

#### **4.9 Normal Operating Controls**

Not Present

#### **4.10 Presence of Installed Cooling Source in Each Room**

Not Present

---

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Plumbing System

**The inspector shall:** Verify the presence of and identify the location of the main water shutoff valve. Inspect the water heating equipment, including combustion air, venting, connections, energy sources, seismic bracing, and verify the presence or absence of temperature-pressure relief valves and/or Watts 210 valves. Flush toilets. Run water in sinks, tubs, and showers. Inspect the interior water supply including all fixtures and faucets. Inspect the drain, waste and vent systems, including all fixtures. Describe any visible fuel storage systems. Inspect the drainage sump pumps testing sumps with accessible floats. Inspect and describe the water supply, drain, waste and main fuel shut-off valves, as well as the location of the water main and main fuel shut-off valves. Inspect and determine if the water supply is public or private. Inspect and report as in need of repair deficiencies in the water supply by viewing the functional flow in two fixtures operated simultaneously. Inspect and report as in need of repair deficiencies in installation and identification of hot and cold faucets. Inspect and report as in need of repair mechanical drain-stops that are missing or do not operate if installed in sinks, lavatories and tubs. Inspect and report as in need of repair commodes that have cracks in the ceramic material, are improperly mounted on the floor, leak, or have tank components which do not operate.

**The inspector is not required to:** Light or ignite pilot flames. Determine the size, temperature, age, life expectancy or adequacy of the water heater. Inspect interiors of flues or chimneys, water softening or filtering systems, well pumps or tanks, safety or shut-of valves, floor drains, lawn sprinkler systems or fire sprinkler systems. Determine the exact flow rate, volume, pressure, temperature, or adequacy of the water supply. Determine the water quality or potability or the reliability of the water supply or source. Open sealed plumbing access panels. Inspect clothes washing machines or their connections. Operate any main, branch or fixture valve. Test shower pans, tub and shower surrounds or enclosures for leakage. Evaluate the compliance with local or state conservation or energy standards, or the proper design or sizing of any water, waste or venting components, fixtures or piping. Determine the effectiveness of anti-siphon, back-flow prevention or drain-stop devices. Determine whether there are sufficient clean-outs for effective cleaning of drains. Evaluate gas, liquid propane or oil storage tanks. Inspect any private sewage waste disposal system or component of. Inspect water treatment systems or water filters. Inspect water storage tanks, pressure pumps or bladder tanks. Evaluate time to obtain hot water at fixtures, or perform testing of any kind to water heater elements. Evaluate or determine the adequacy of combustion air. Test, operate, open or close safety controls, manual stop valves and/or temperature or pressure relief valves. Examine ancillary systems or components, such as, but not limited to, those relating to solar water heating, hot water circulation.

Styles & Materials		
<b>Water Source:</b> Public	<b>Water Filters:</b> None	<b>Plumbing Water Supply (into home):</b> Galvanized (old)
<b>Plumbing Water Distribution (inside home):</b> Copper PEX	<b>Washer Drain Size:</b> 1 1/2" Diameter (undersized)	<b>Plumbing Waste:</b> Cast iron
<b>Water Heater Power Source:</b> Natural Gas	<b>Water Heater Capacity:</b> 40 Gallon (1-2 people)	<b>Water Heater Location:</b> Basement
<b>WH Manufacturer:</b> A.O. SMITH		

Items

5.0 Plumbing Drain, Waste and Vent Systems

Inspected

See Picture



5.0 Item 1(Picture)

### 5.1 Plumbing Water Supply, Distribution System and Fixtures

Inspected, Repair or Replace

(1) There is no P-Trap installed at the upstairs bathroom sink. A P-Trap Is designed to get sewer gases from back flowing into the home. I recommend a licensed plumber investigate and the necessary repairs to each sink.



5.1 Item 1(Picture)

(2) The upstairs toilet was loose during the inspection. First, I recommend tightening the T-bolts on the flanges of the toilet. If that does not secure the toilet then the wax ring is more than likely broken and will need to be replaced. I recommend having a licensed plumber investigate further and correct as needed.



5.1 Item 2(Picture)

(3) The main level half bath sink has an S-trap installed for the drain. S-traps are considered illegal in today's construction due to the fact that the configuration of the trap has the potential of siphoning all water from the trap when used causing sewer gases to build up in the home, which defeats the purpose of the trap. I recommend having a licensed plumber repair the piping as needed such that only a p-trap can be installed and remove the risk of siphoning of the trap system.



5.1 Item 3(Picture)

## 5.2 Hot Water Systems, Controls, Chimneys, Flues and Vents

### Inspected

Natural Gas Water Heater :

Manufacturer - A.O. SMITH

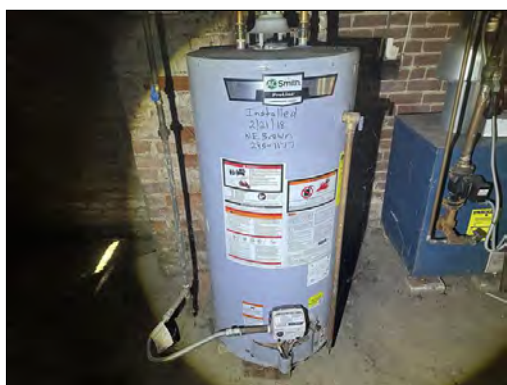
Model # - GCRL-40 400

Serial # - 1751108599235

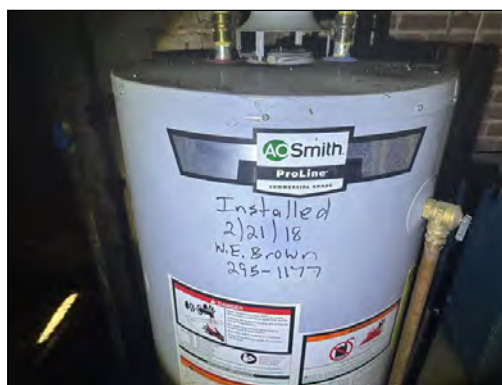
Date of Manufacture - DEC 2017

Capacity - 40 GALLON

Overall, the water heater was in good working condition during the inspection. Hot water was present at all fixtures in an appropriate time with acceptable functional flow. With proper maintenance (yearly flushing of the unit), this unit could last well beyond the national average of 10 years.



5.2 Item 1(Picture)



5.2 Item 2(Picture)



5.2 Item 3(Picture)

**5.3 Main Water Shut-off Device (Describe location)**

Inspected

The main water shutoff valve is located in the basement at the rear of the home.



5.3 Item 1(Picture)



5.3 Item 2(Picture)

**5.4 Fuel Storage and Distribution Systems (Interior fuel storage, piping, venting, supports, leaks)**

Not Present

**5.5 Main Fuel Shut-off (Describe Location)**

Inspected

The main gas shutoff is located at the meter on the exterior rear of the home.



5.5 Item 1(Picture)

**5.6 Sump Pump**

Inspected, Repair or Replace

The sump pump did not have a proper cover that was secured to the floor to prevent unwanted gases from emitting in the home. I recommend having a licensed plumber install one.



5.6 Item 1(Picture)

---

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

6. Electrical System

**The inspector shall inspect:** The service line. The meter box. The main disconnect. And determine the rating of the service amperage. Panels, breakers and fuses. The service grounding and bonding. A representative sampling of switches, receptacles, light fixtures, AFCI receptacles and test all GFCI receptacles and GFCI circuit breakers observed and deemed to be GFCI's during the inspection. And report the presence of solid conductor aluminum branch circuit wiring if readily visible. And report on any GFCI-tested receptacles in which power is not present, polarity is incorrect, the receptacle is not grounded, is not secured to the wall, the cover is not in place, the ground fault circuit interrupter devices are not properly installed or do not operate properly, or evidence of arcing or excessive heat is present. The service entrance conductors and the condition of their sheathing. The ground fault circuit interrupters observed and deemed to be GFCI's during the inspection with a GFCI tester. And describe the amperage rating of the service. And report the absence of smoke detectors. Service entrance cables and report as in need of repair deficiencies in the integrity of the insulation, drip loop, or separation of conductors at weatherheads and clearances.

**The inspector is not required to:** Insert any tool, probe or device into the main panel, sub-panels, downstream panel, or electrical fixtures. Operate electrical systems that are shut down. Remove panel covers or dead front covers if not readily accessible. Operate over current protection devices. Operate non-accessible smoke detectors. Measure or determine the amperage or voltage of the main service if not visibly labeled. Inspect the alarm system and components. Inspect the ancillary wiring or remote control devices. Activate any electrical systems or branch circuits which are not energized. Operate overload devices. Inspect low voltage systems, electrical de-icing tapes, swimming pool wiring or any time-controlled devices. Verify the continuity of the connected service ground. Inspect private or emergency electrical supply sources, including but not limited to generators, windmills, photovoltaic solar collectors, or battery or electrical storage facility. Inspect spark or lightning arrestors. Conduct voltage drop calculations. Determine the accuracy of breaker labeling. Inspect exterior lighting.

Styles & Materials		
<b>Electrical Service Conductors:</b> Overhead service Aluminum 220 volts	<b>Panel Capacity:</b> 200 AMP	<b>Panel Type:</b> Circuit breakers
<b>Electric Panel Manufacturer:</b> SQUARE D	<b>Branch wire 15 and 20 AMP:</b> Copper	<b>Wiring Methods:</b> Romex Knob and Tube Conduit Cloth Wiring

Items

6.0 Service Entrance Conductors

Inspected  
See Pictures



6.0 Item 1(Picture)



6.0 Item 2(Picture)

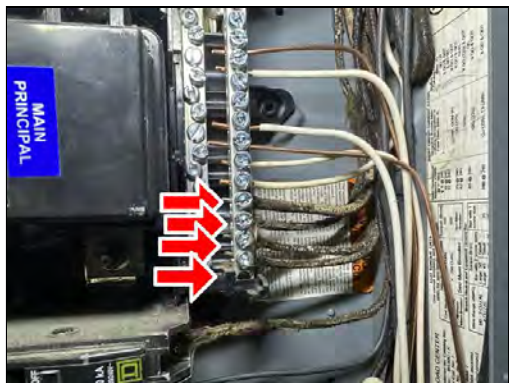
6.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Inspected

[illegible]

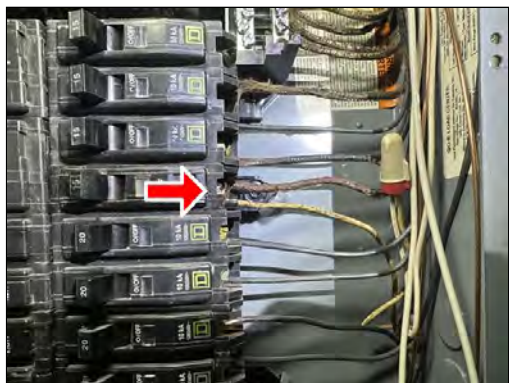
The photograph shows a grey metal safe with its door open. Inside the safe, there is a keypad with 12 buttons arranged in a 3x4 grid. Above the keypad is a small digital display showing '0000'. To the right of the keypad, there is a red fire alarm pull station with a yellow handle and a red label that reads 'FIRE ALARM PULL STATION'. On the wall to the right of the safe, there is a fire alarm control panel with a red label that reads 'FIRE ALARM CONTROL PANEL'. The panel has a red handle and a red label that reads 'FIRE ALARM CONTROL PANEL'. The panel also has a red label that reads 'FIRE ALARM CONTROL PANEL'.

Page 51 of 73

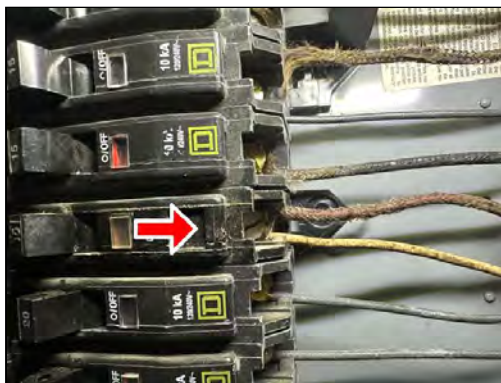


6.2 Item 3(Picture)

(2) I observed two (2) double taps that were present in the main electrical panel during the inspection. Double taps can lead to overheating of the breaker or could lead to a spark or arc between the wiring. I recommend having a licensed electrician investigate further and correct as needed.

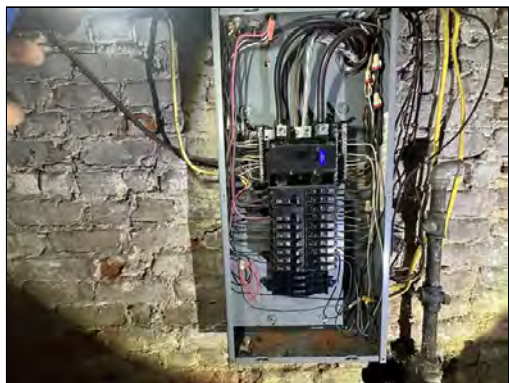


6.2 Item 4(Picture)



6.2 Item 5(Picture)

(3) See Picture



6.2 Item 6(Picture)

### 6.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

An outlet in the upstairs bedroom has the hot and neutral wires reversed. I recommend having a licensed electrician investigate further and correct as needed. Item 1(Picture)

There was one (1) outlet on the first floor of the home that was not properly grounded during the inspection. I recommend having a licensed electrician investigate further and correct as needed. A properly grounded outlet is important because it protects the appliances connected and people from the potential risk of electrical shock due to a power surge. There were six (6) outlets found during the inspection that are old style two-pronged. Today's devices require a three-pronged out with ground. I

[recommend a licensed electrician replace these with three-pronged outlets.](#)Item 3(Picture) Item 4(Picture)  
Item 5(Picture) Item 6(Picture) Item 7(Picture) Item 8(Picture)Item 2(Picture)



6.3 Item 1(Picture)



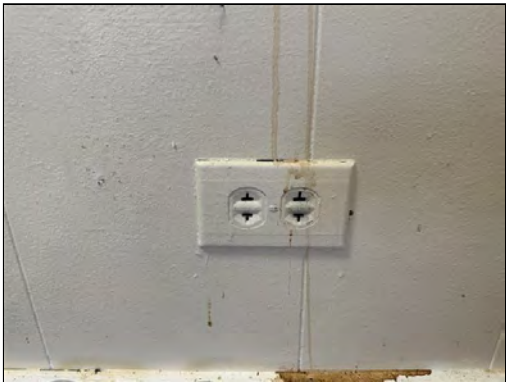
6.3 Item 2(Picture)



6.3 Item 3(Picture)



6.3 Item 4(Picture)



6.3 Item 5(Picture)



6.3 Item 6(Picture)



6.3 Item 7(Picture)



6.3 Item 8(Picture)

**6.4 Polarity and Grounding of Receptacles within 6 feet of interior plumbing fixtures, all receptacles in garage, carport and exterior walls of inspected structure**

Inspected, Repair or Replace

The outlet in the kitchen is not properly GFCI-protected. Any exterior, garage, or outlet within 6' of a plumbing fixture must be GFCI-protected to protect both the appliances and people from the potential of electrical surges that can harm the appliance or people. I recommend having a licensed electrician investigate further and correct as needed.

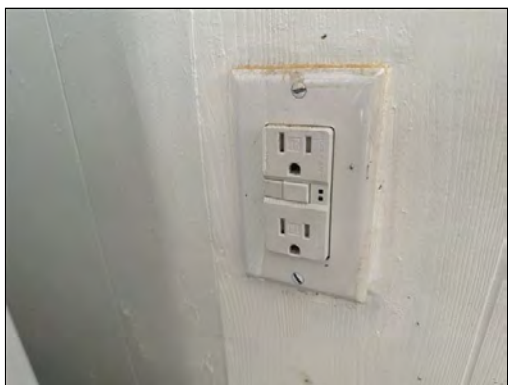


6.4 Item 1(Picture)

**6.5 Operation of GFCI (Ground Fault Circuit Interrupters)**

Inspected, Repair or Replace

The laundry room GFCI outlet was not functioning properly at the time of the inspection. I recommend a licensed electrician replace it with a new GFCI outlet.



6.5 Item 1(Picture)

**6.6 Operation of AFCI (ARC Fault Circuit Interrupters)**

Not Present

**6.7 Location of Main and Distribution Panels**

Inspected

The main panel is located in the basement on the rear right side of the home.



6.7 Item 1(Picture)

## 6.8 Smoke Detectors

### Inspected

The smoke detectors were working properly during the inspection. The smoke detectors should be tested at common hallway to bedrooms upon moving in to the home. I recommend replacing all batteries upon moving in to the home. All smoke detectors should be replaced every 10 years maximum.



6.8 Item 1(Picture)

## 6.9 Carbon Monoxide Detectors

### Inspected, Repair or Replace

I did not find a carbon monoxide detector in the home during the inspection. Since there is a combustible fuel source being used in the home, I recommend installing at least one detector per occupied floor.

---

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

Styles & Materials		
<b>Attic Insulation:</b> Below R-30 Cellulose	<b>Ventilation:</b> Passive	<b>Exhaust Fans:</b> None
<b>Dryer Power Source:</b> 220 Electric	<b>Dryer Vent:</b> Flexible Metal	<b>Floor System Insulation:</b> NONE

Items

7.0 Insulation in Attic

Inspected, Repair or Replace

I recommend adding more insulation in the attic as there was not enough present to achieve a minimum R-30 value which is appropriate for this area of the country. This task can be completed by a qualified insulation contractor.



7.0 Item 1(Picture)



7.0 Item 2(Picture)

7.1 Insulation Under Floor System

Inspected, Repair or Replace

There was no insulation present under the floor system during the inspection. I recommend having a qualified insulation contractor install enough insulation to achieve a minimum R-19 value which is needed for this area of the country.



7.1 Item 1(Picture)

## 7.2 Vapor Retarders (in Crawlspace or basement)

Inspected

## 7.3 Ventilation of Attic and Foundation Areas

Inspected

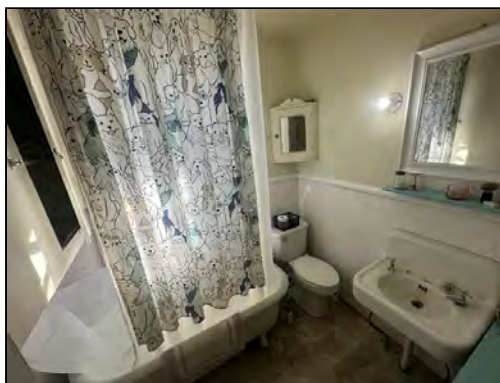
## 7.4 Venting Systems (Kitchens, Baths and Laundry)

Inspected, Repair or Replace

There was no bathroom ventilation fan installed during the inspection. I recommend installing a ventilation fan to help ventilate the home from moisture-laden air.



7.4 Item 1(Picture)



7.4 Item 2(Picture)

## 7.5 Ventilation Fans and Thermostatic Controls in Attic

Inspected, Not Present

---

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

8. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

**The inspector shall:** Open and close a representative number of doors and windows. Inspect the walls, ceilings, steps, stairways, and railings. Inspect garage doors and garage door openers by operating first by remote (if available) and then by the installed automatic door control. And report as in need of repair any installed electronic sensors that are not operable or not installed at proper heights above the garage door. And report as in need of repair any door locks or side ropes that have not been removed or disabled when garage door opener is in use. And report as in need of repair any windows that are obviously fogged or display other evidence of broken seals.

**The inspector is not required to:** Inspect paint, wallpaper, window treatments or finish treatments. Inspect central vacuum systems. Inspect safety glazing. Inspect security systems or components. Evaluate the fastening of countertops, cabinets, sink tops and fixtures, or firewall compromises. Move furniture, stored items, or any coverings like carpets or rugs in order to inspect the concealed floor structure. Move drop ceiling tiles. Inspect or move any household appliances. Inspect or operate equipment housed in the garage except as otherwise noted. Verify or certify safe operation of any auto reverse or related safety function of a garage door. Operate or evaluate security bar release and opening mechanisms, whether interior or exterior, including compliance with local, state, or federal standards. Operate any system, appliance or component that requires the use of special keys, codes, combinations, or devices. Operate or evaluate self-cleaning oven cycles, tilt guards/latches or signal lights. Inspect microwave ovens or test leakage from microwave ovens. Operate or examine any sauna, steam-jenny, kiln, toaster, ice-maker, coffee-maker, can-opener, bread-warmer, blender, instant hot water dispenser, or other small, ancillary devices. Inspect elevators. Inspect remote controls. Inspect appliances. Inspect items not permanently installed. Examine or operate any above-ground, movable, freestanding, or otherwise non-permanently installed pool/spa, recreational equipment or self-contained equipment. Come into contact with any pool or spa water in order to determine the system structure or components. Determine the adequacy of spa jet water force or bubble effect. Determine the structural integrity or leakage of a pool or spa.

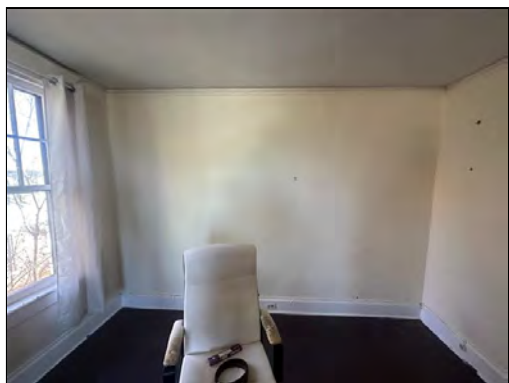
Styles & Materials		
<b>Ceiling Materials:</b> Plaster	<b>Wall Material:</b> Plaster	<b>Floor Covering(s):</b> Hardwood T&G Vinyl
<b>Interior Doors:</b> Wood	<b>Window Types:</b> Double-hung Tilt feature	<b>Window Manufacturer:</b> UNKNOWN
<b>Cabinetry:</b> Wood	<b>Countertop:</b> FORMICA	

Items

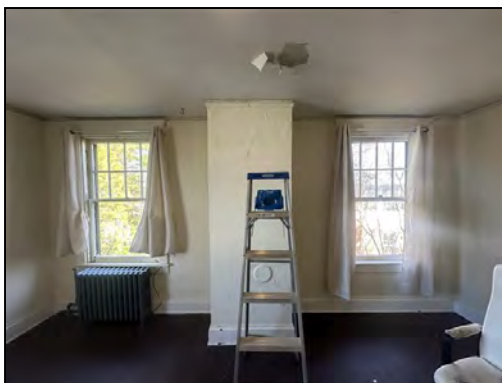
8.0 Walls

Inspected

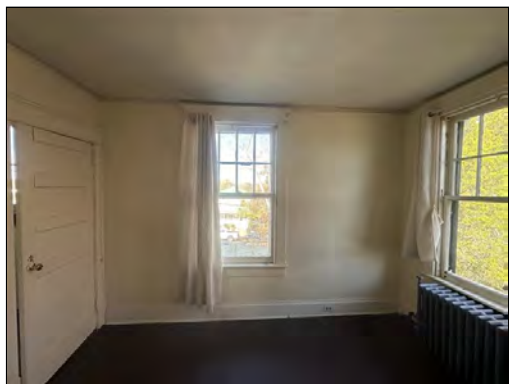
See Pictures



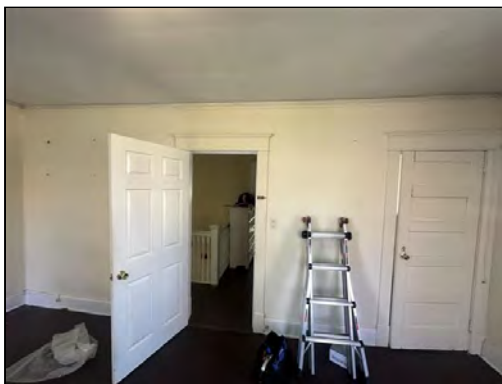
8.0 Item 1(Picture)



8.0 Item 2(Picture)



8.0 Item 3(Picture)



8.0 Item 4(Picture)



8.0 Item 5(Picture)



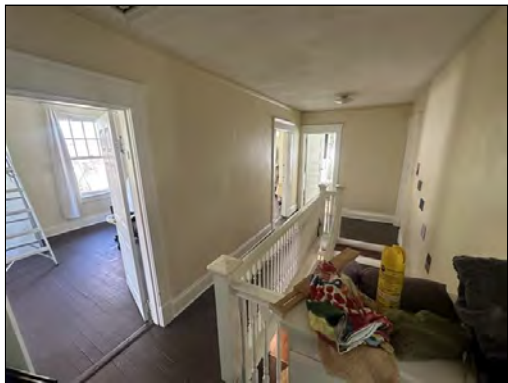
8.0 Item 6(Picture)



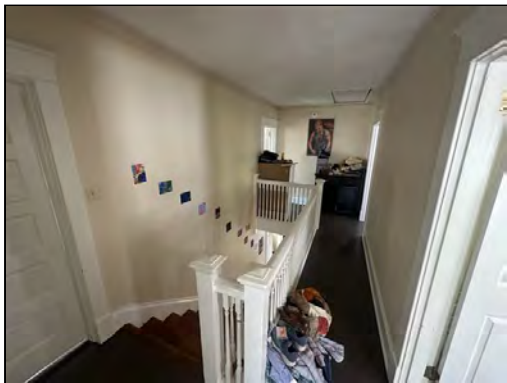
8.0 Item 7(Picture)



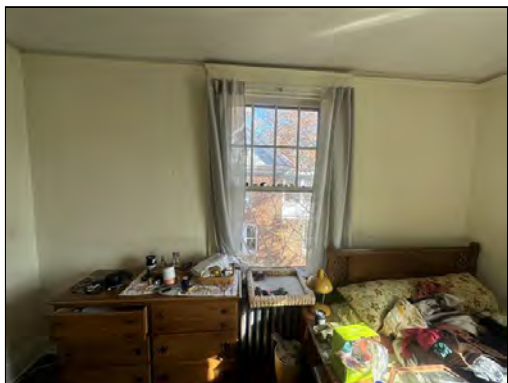
8.0 Item 8(Picture)



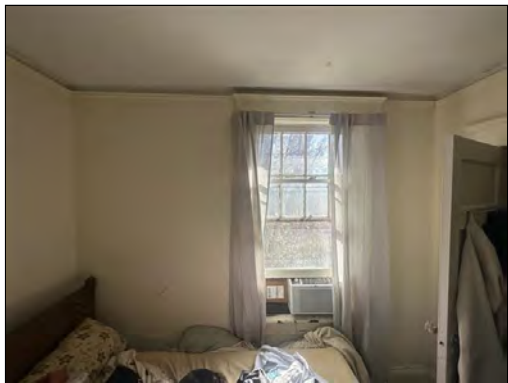
8.0 Item 9(Picture)



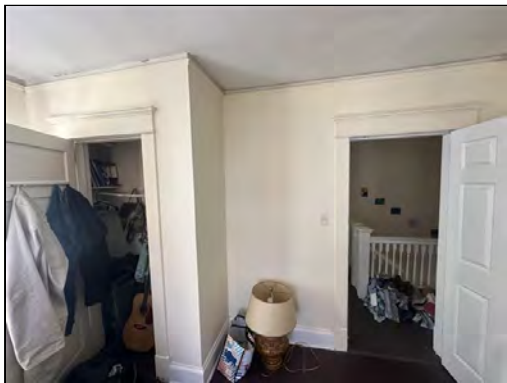
8.0 Item 10(Picture)



8.0 Item 11(Picture)



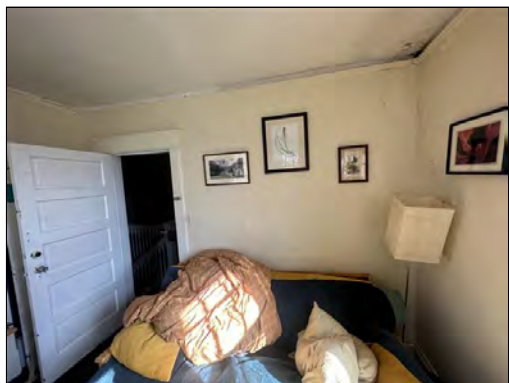
8.0 Item 12(Picture)



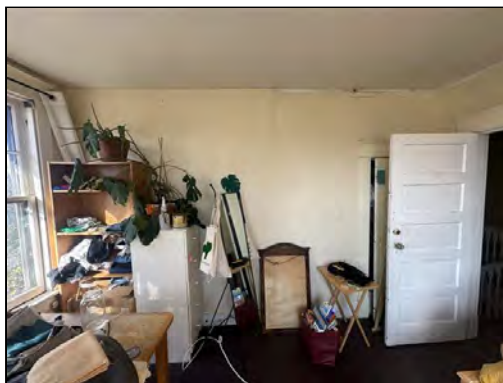
8.0 Item 13(Picture)



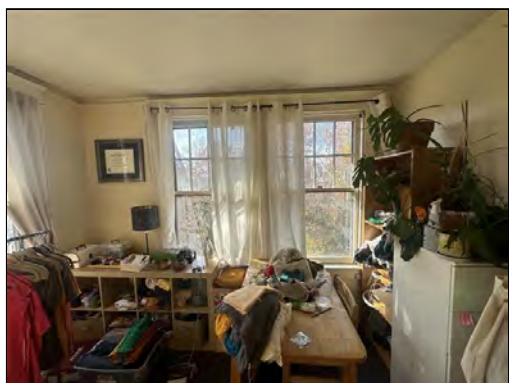
8.0 Item 14(Picture)



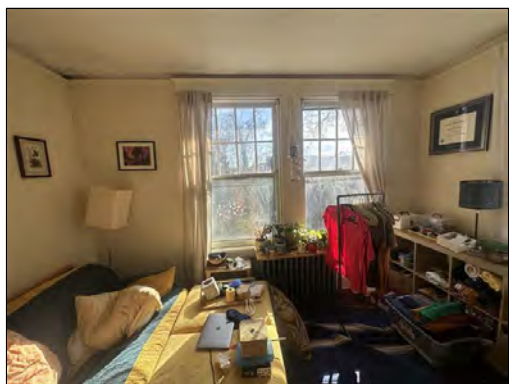
8.0 Item 15(Picture)



8.0 Item 16(Picture)



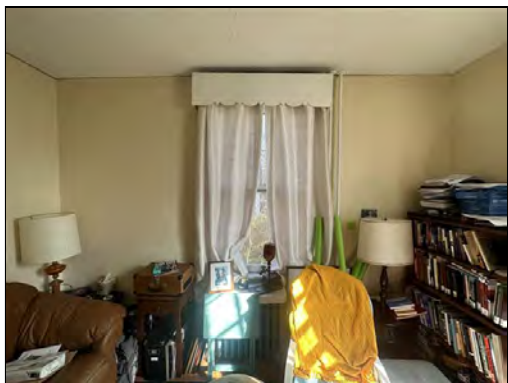
8.0 Item 17(Picture)



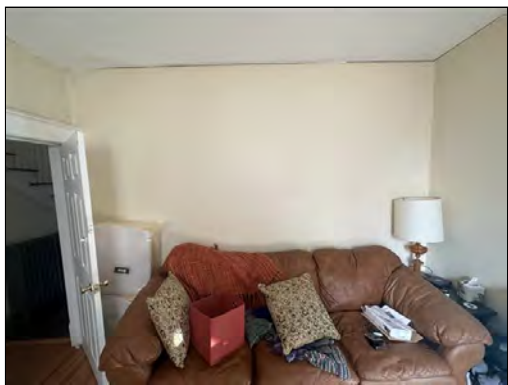
8.0 Item 18(Picture)



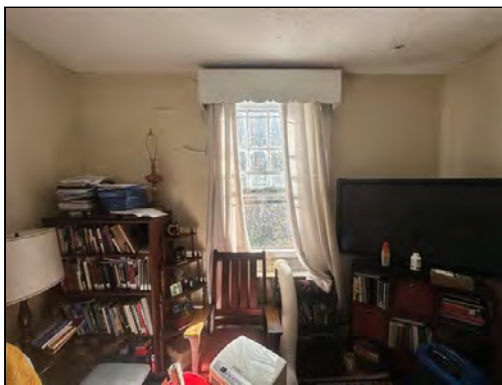
8.0 Item 19(Picture)



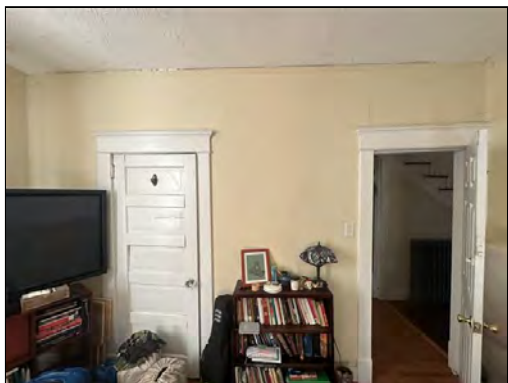
8.0 Item 20(Picture)



8.0 Item 21(Picture)



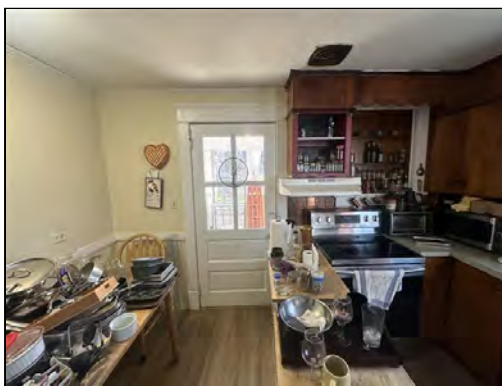
8.0 Item 22(Picture)



8.0 Item 23(Picture)



8.0 Item 24(Picture)



8.0 Item 25(Picture)



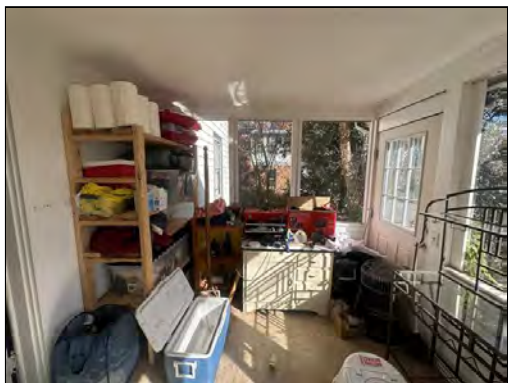
8.0 Item 26(Picture)



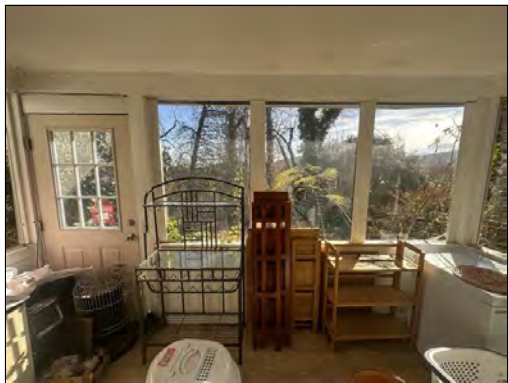
8.0 Item 27(Picture)



8.0 Item 28(Picture)



8.0 Item 29(Picture)



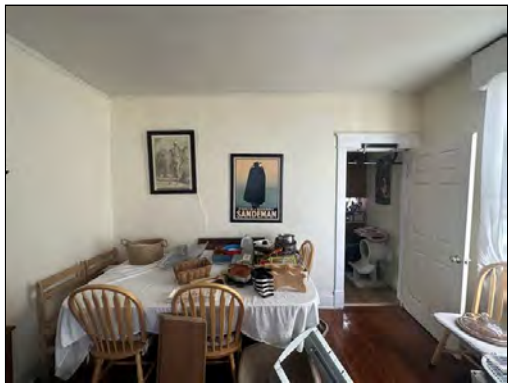
8.0 Item 30(Picture)



8.0 Item 31(Picture)



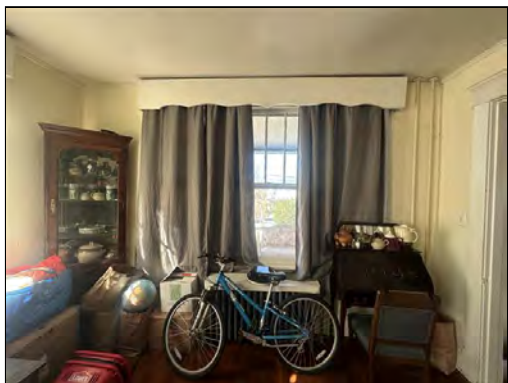
8.0 Item 32(Picture)



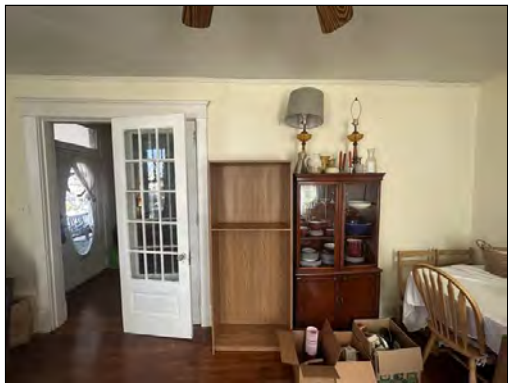
8.0 Item 33(Picture)



8.0 Item 34(Picture)



8.0 Item 35(Picture)



8.0 Item 36(Picture)



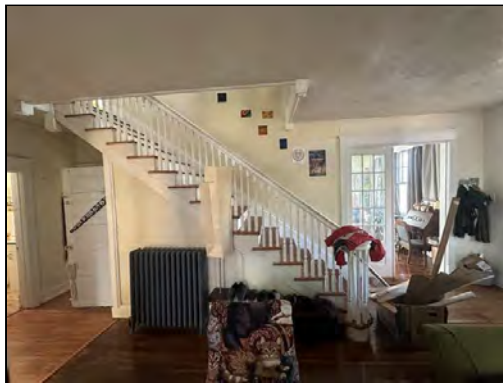
8.0 Item 37(Picture)



8.0 Item 38(Picture)



8.0 Item 39(Picture)



8.0 Item 40(Picture)

### 8.1 Ceilings

Inspected, Repair or Replace

There was water damage present on the ceiling of the main level back bedroom. The area was tested with a moisture meter and was found to be dry at the time of the inspection. I recommend monitoring the area and having a qualified contractor repair the finishes.



8.1 Item 1(Picture)

### 8.2 Floors

Inspected, Repair or Replace

(1) There was water damage present in the corner floor area of the main level back bedroom. There was also a hole present in the floor. The area was tested with a moisture meter and was found to be dry at the time of the inspection. I recommend monitoring the area and having a qualified contractor investigate repair the finishes.



8.2 Item 1(Picture)

(2) There are two (2) areas in the upstairs bathroom where we need to seal around the plumbing penetrations in the floor. I recommend a qualified contractor repair the floor around these penetrations.



8.2 Item 2(Picture)

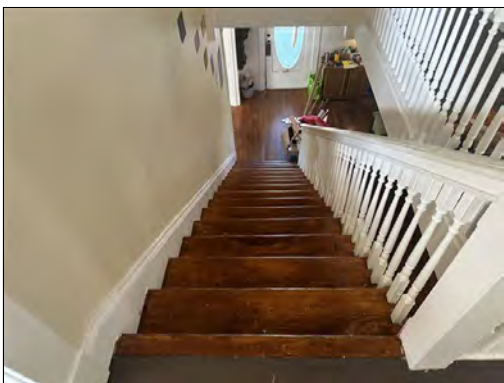


8.2 Item 3(Picture)

### 8.3 Steps, Stairways, Balconies and Railings

Inspected, Repair or Replace

(1) See Picture



8.3 Item 1(Picture)

(2) The basement stairs need to be rebuilt with a handrail, proper stair treads and the appropriate balusters to ensure the safety of anyone using the stairs. This can be come completed by a qualified contractor.



8.3 Item 2(Picture)



8.3 Item 3(Picture)



8.3 Item 4(Picture)

#### 8.4 Counters and Cabinets (representative number)

Inspected

#### 8.5 Doors (representative number)

Inspected, Repair or Replace

The door to the main level half bath was found to be pulling away from the door frame. This is causing the door to not function properly. I recommend a qualified contractor reattach the door to the frame.



8.5 Item 1(Picture)

#### 8.6 Windows (representative number)

Inspected, Repair or Replace

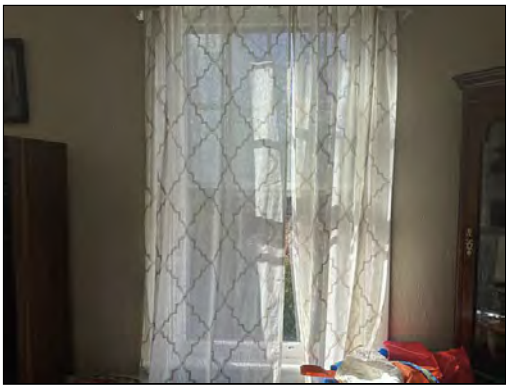
There were ten (10) windows on the main level that would not open at the time of the inspection. There were four (4) windows on the upper level of the home that did not open during the inspection. They have either been painted shut or have been fastened shut. I recommend having a qualified window contractor repair/replace as needed such that the windows operate as designed. Also, windows in bedrooms should be operational for fire egress. This should be considered when addressing the issue.



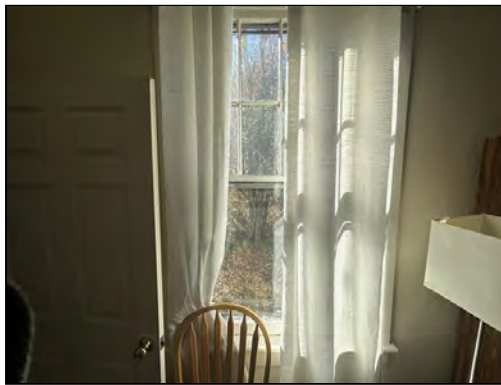
8.6 Item 1(Picture)



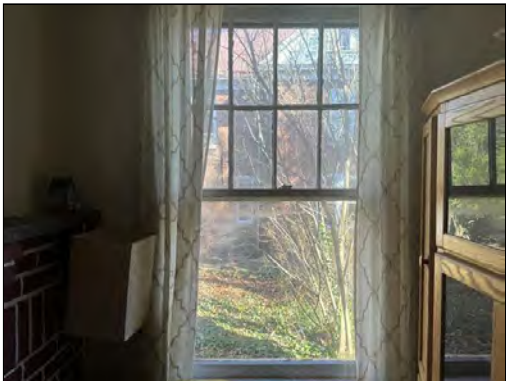
8.6 Item 2(Picture)



8.6 Item 3(Picture)



8.6 Item 4(Picture)



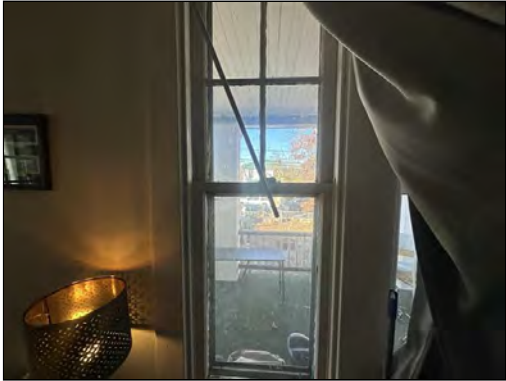
8.6 Item 5(Picture)



8.6 Item 6(Picture)



8.6 Item 7(Picture)



8.6 Item 8(Picture)



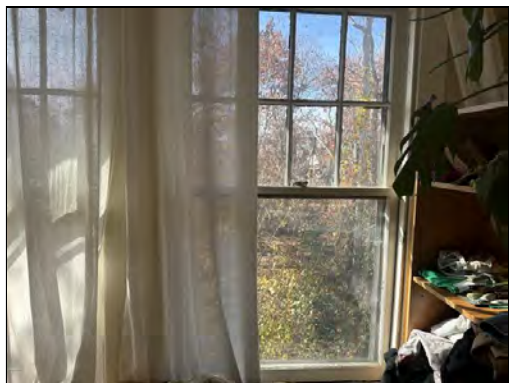
8.6 Item 9(Picture)



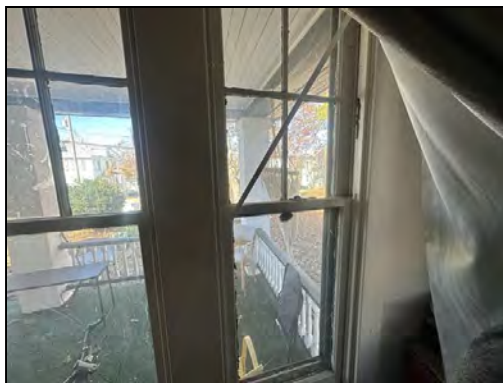
8.6 Item 10(Picture)



8.6 Item 11(Picture)



8.6 Item 12(Picture)



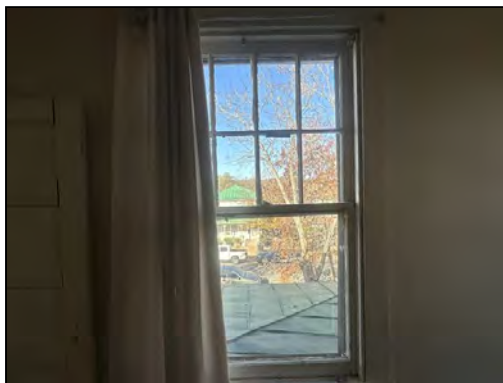
8.6 Item 13(Picture)



8.6 Item 14(Picture)



8.6 Item 15(Picture)



8.6 Item 16(Picture)

## 8.7 Laundry Room/Washer and Dryer

Inspected

See Picture



8.7 Item 1(Picture)



8.7 Item 2(Picture)



8.7 Item 3(Picture)

---

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

## 9. Built-In Kitchen Appliances

### Styles & Materials

**Exhaust/Range hood:**  
UNKNOWN BRAND

**Range/Oven:**  
SAMSUNG

### Items

#### 9.0 Dishwasher

Not Present

#### 9.1 Ranges/Ovens/Cooktops

Inspected, Repair or Replace

The anti-tip device for the range was not installed. I recommend installing the device so that the range does not tip over when used which can be very harmful to a person if this occurs. This task can be completed by a qualified appliance technician.



9.1 Item 1(Picture)

#### 9.2 Range Hood (s)

Inspected, Repair or Replace

The exhaust fan did not function at the time of the inspection. I recommend replacing it with a unit that vents to outside the home. A qualified contractor can complete this task.



9.2 Item 1(Picture)

#### 9.3 Trash Compactor

Not Present

#### 9.4 Food Waste Disposer

Not Present

#### 9.5 Microwave Cooking Equipment

Not Present

**9.6 Refrigerator**

Inspected

See Pictures



9.6 Item 1(Picture)



9.6 Item 2(Picture)

---

The built-in appliances of the home were inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
March 19, 2024**



**Certificate of Appropriateness**

0 Park Street, Tax Parcel 520051000  
Rear parcel at 745 Park Street  
North Downtown ADC District  
Owners/Applicants: Karen Vadja and Kevin Riddle  
Project: New house

---



**Background**

For 745 Park Street, 0 Park Street is vacant.

*Year Built:* 1957

*District:* North Downtown ADC District

*Status:* Contributing

Brick, stretcher bond; 1-1/2 stories; gable roof (composition); 3 bays. Detached house, 1950s-60s. Entrance in center bay. Exterior end chimney on north, single ramp.

**Prior BAR Actions**

November 2021 – BAR approved CoA for demolition of the 1957 house.

February 21, 2024 – Preliminary discussion re: proposed new dwelling.

- Link to the February 2024 meeting video. This discussion begins at approx. 01:21:00.  
[BAR February 21 2024 meeting video](#)

**Applicant Request**

- Submittal: BAR application for *West House, 745 Park Street*, dated Feb. 27, 2024: 12 pages.

Request for CoA to construct a new dwelling. Existing 1957 house will remain and not be altered under this request.

**Discussion and Recommendations**

Based on BAR comments during the February 21, 2024 preliminary discussion, staff recommends approval, with a recommended condition that exterior lighting have lamping that is dimmable, if available, has a Color Temperature not in excess of 3,000K, and has a Color Rendering Index not less than 80, preferably not less than 90.

From Chapter of the ADC District Design Guideline

North Downtown ADC District: Adjacent to the Albemarle County Courthouse and laid out according to the 1762 town grid, this area served as the city's first civic, religious, and commercial center. Thomas Jefferson, James Monroe and James Madison were frequent visitors to the Court Square area. Park Street residences built in the late eighteenth century for lawyers, judges and other professionals still retain their architectural integrity. Today, this district represents the socio-economic and architectural evolution of the original town.

Subarea a. Park Street: residential, large scale, mixture of styles, brick, red/white, porches, dark metal and slate roofs, rich rooflines, 2 to 2 and 1/2 stories, large lots with deep setbacks and spacing, extensive landscaping, stone walls, shallow setbacks and spacing, small signs.



**From the February 21, 2024 preliminary discussion**

This preliminary discussion replaced the preliminary discussion on the agenda that was for 747 Park Street.

- The applicant did present the proposed project that will be behind the existing house on 745 Park Street.
- There is a large walnut tree between the existing house and the proposed house. The house is not going to be visible, except for the winter months. The house would be partially visible during the winter months.
- On the question of vehicular access to the proposed house, nothing new is proposed.
- The applicant asked what is needed for a formal submission. Lighting was the primary concern for the BAR.
- BAR provided positive comments, suggestions, and support for the proposed house.

**Suggested Motion**

*Approval:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the new dwelling at 0 Park Street [at the rear of 745 Park Street] satisfies the BAR's criteria and is compatible with this property and other properties in this ADC District, and that the BAR [approves the request].

[approves the request with the following conditions: ...]

*Denial:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the new dwelling at 0 Park Street [at the rear of 745 Park

Street] does not satisfy the BAR's criteria and is not compatible with this property and other properties in this ADC District, and that for the following reasons the BAR denies the request: [...].

### **Criteria, Standards and Guidelines**

#### **Review Criteria Generally**

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
  - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City's design guidelines; and
  - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City's design guidelines and subject to the following limitations: [Not germane to this request.]

#### **Standards for Review and Decision**

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
  - i. Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable District;
  - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
  - iii. The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
  - iv. The effect of the proposed change on the adjacent building or structures;
  - v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
  - vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
  - vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
  - viii. Any applicable provisions of the City's design guidelines.

#### **Links to ADC District Design Guidelines**

[Chapter 1 Introduction \(Part 1\)](#)

[Chapter 1 Introduction \(Part 2\)](#)

[Chapter 2 Site Design and Elements](#)

[Chapter 3 New Construction and Additions](#)



# WEST HOUSE

## 745 PARK STREET

**BAR application**

February 27, 2024

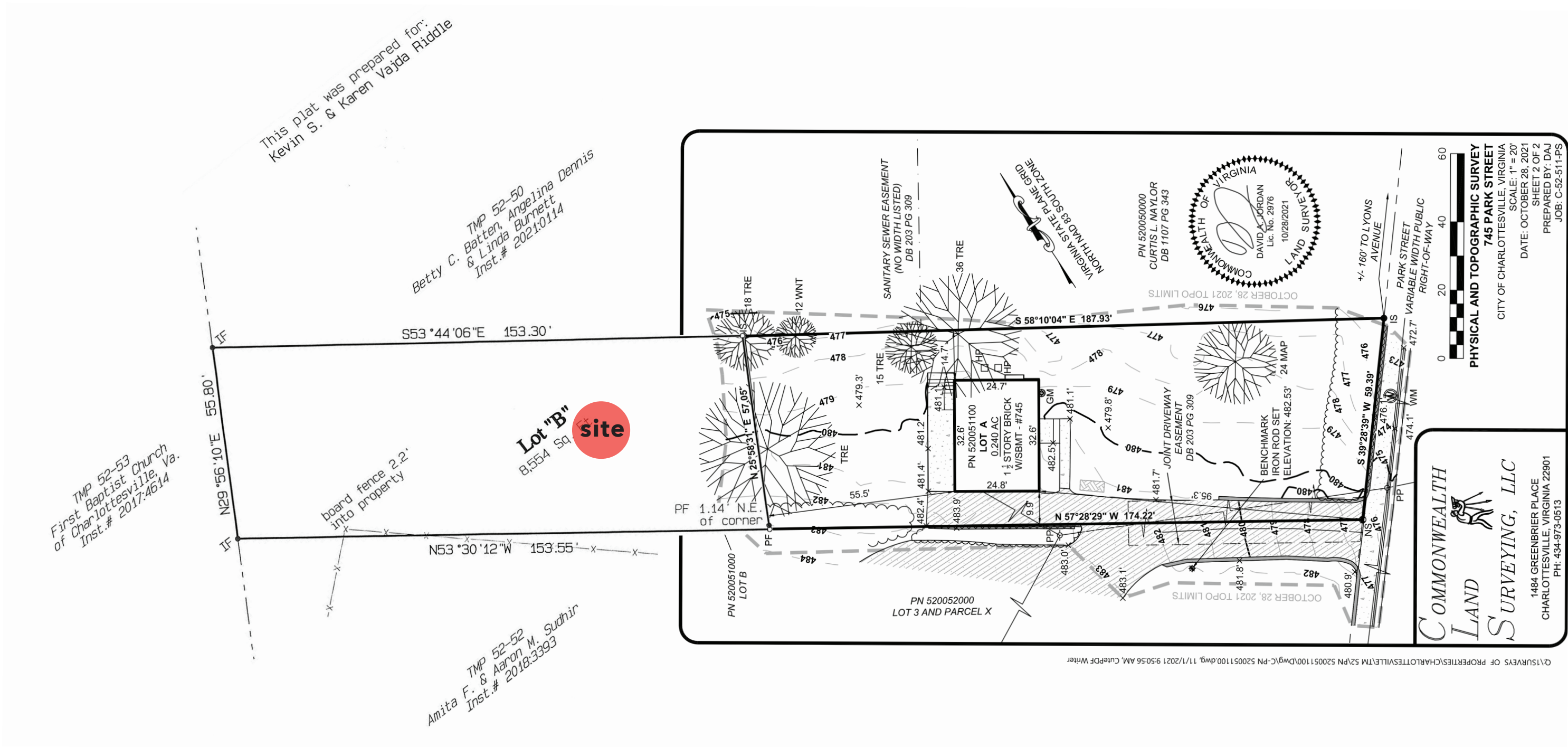




aerial photo

745 PARK STREET

2/27/2024





The proposed house is one story and approximately 1,000 square feet. It is sited over 80' behind the existing house on a separate parcel. This parcel is identified on the survey as lot "B." The city records the parcel as 0 Park Street.

Both parcels are zoned **R-A**. We will meet the dimensional, yard and all other relevant standards for this zone as outlined in the city's Code of Development.

We do not anticipate that the new house will be visible from Park Street or Park Hill or any public way. The house is not tall, it has a modest footprint and it's located quite far from the closest sidewalks. Even in winter, from most vantages it will be out-of-sight except from private property.

We plan to make improvements to the existing house, but these will be presented at a future phase.



house from above

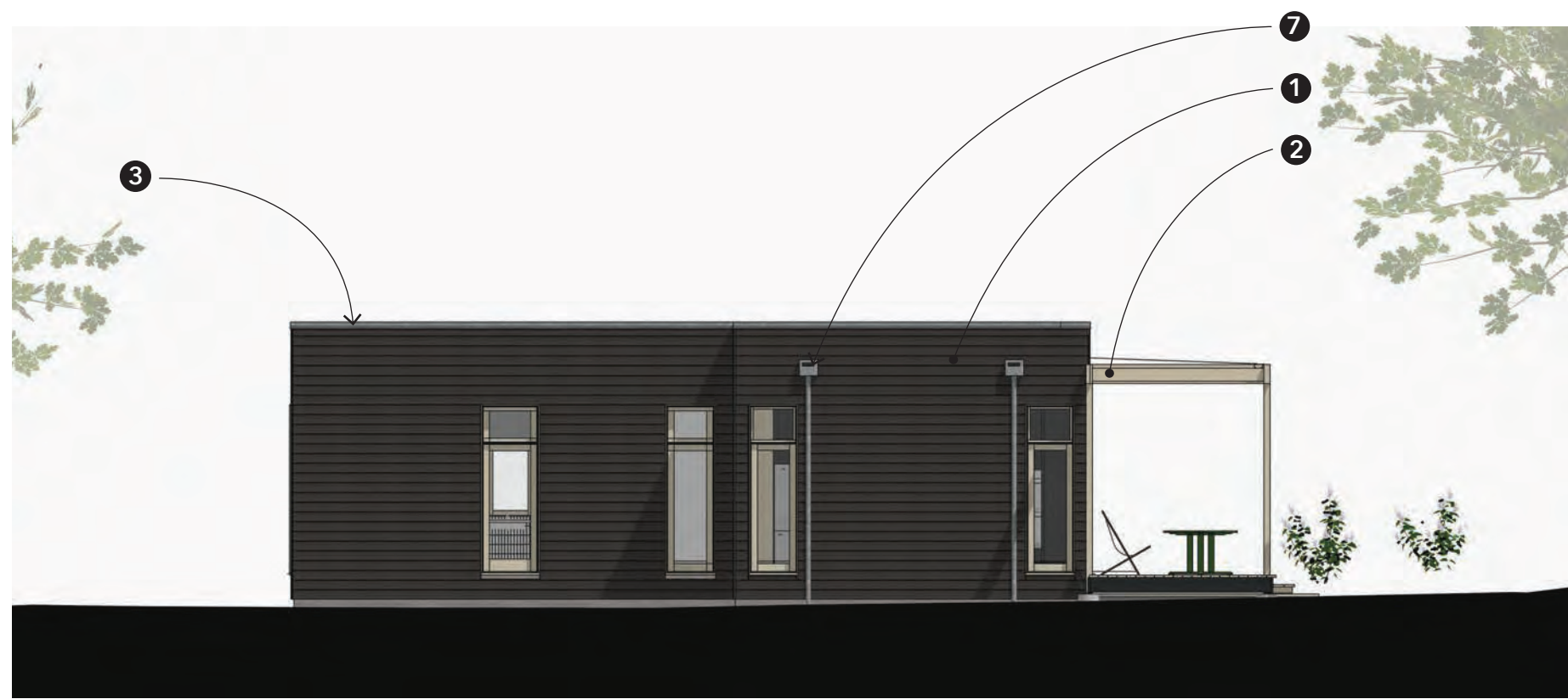


- 1 shiplap siding - fir in dark gray stain or fibercement in dark gray finish
- 2 fir pergola in 3-coat clear finish
- 3 anodized aluminum coping
- 4 doors and windows - Marvin Elevate or similar
- 5 porch decking in black locust or similar
- 6 gray parging over cmu
- 7 anodized aluminum scupper & downspout



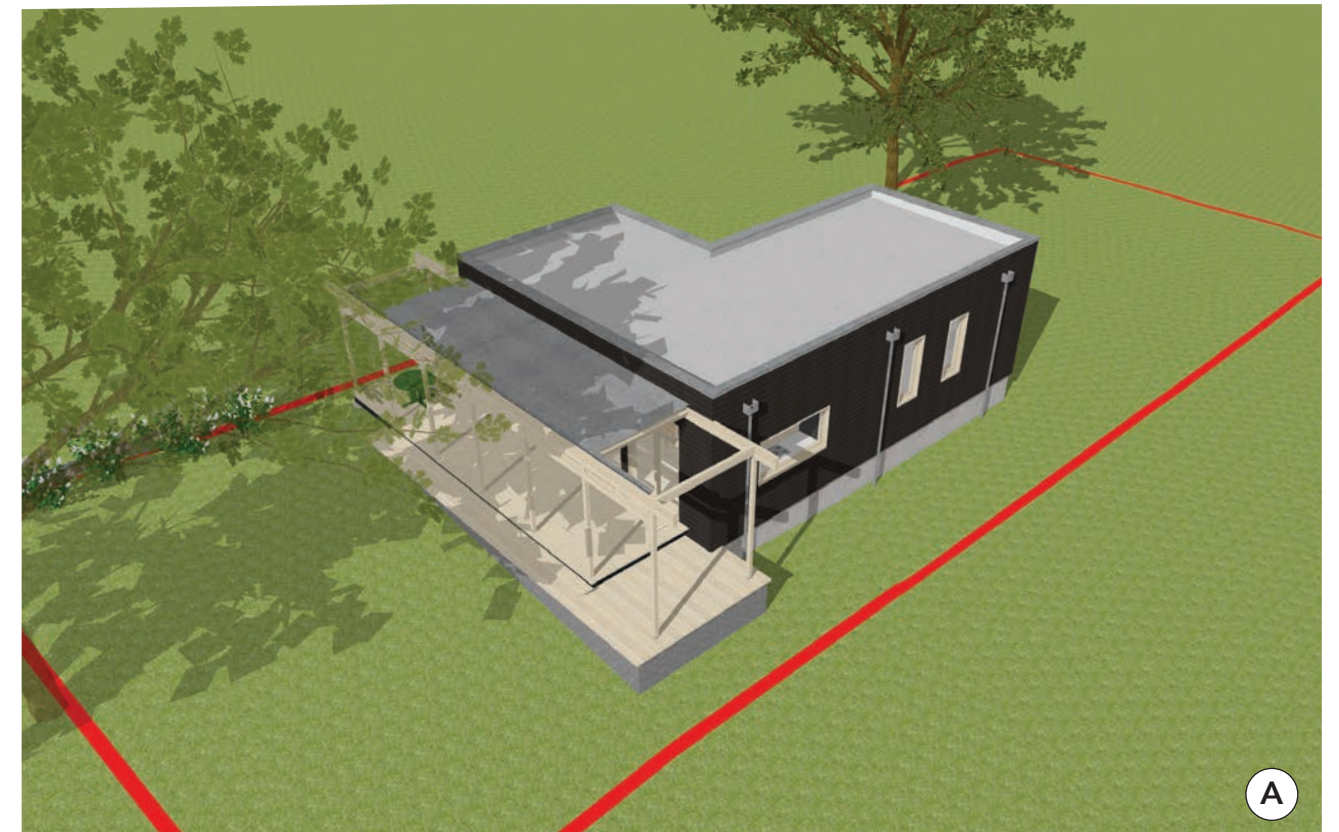


west



south

- 1 shiplap siding - fir in dark gray stain or fibercement in dark gray finish
- 2 fir pergola in 3-coat clear finish
- 3 anodized aluminum coping
- 4 doors and windows - Marvin Elevate or similar
- 5 porch decking in black locust or similar
- 6 gray parging over cmu
- 7 anodized aluminum scupper & downspout





existing conditions



745 PARK STREET

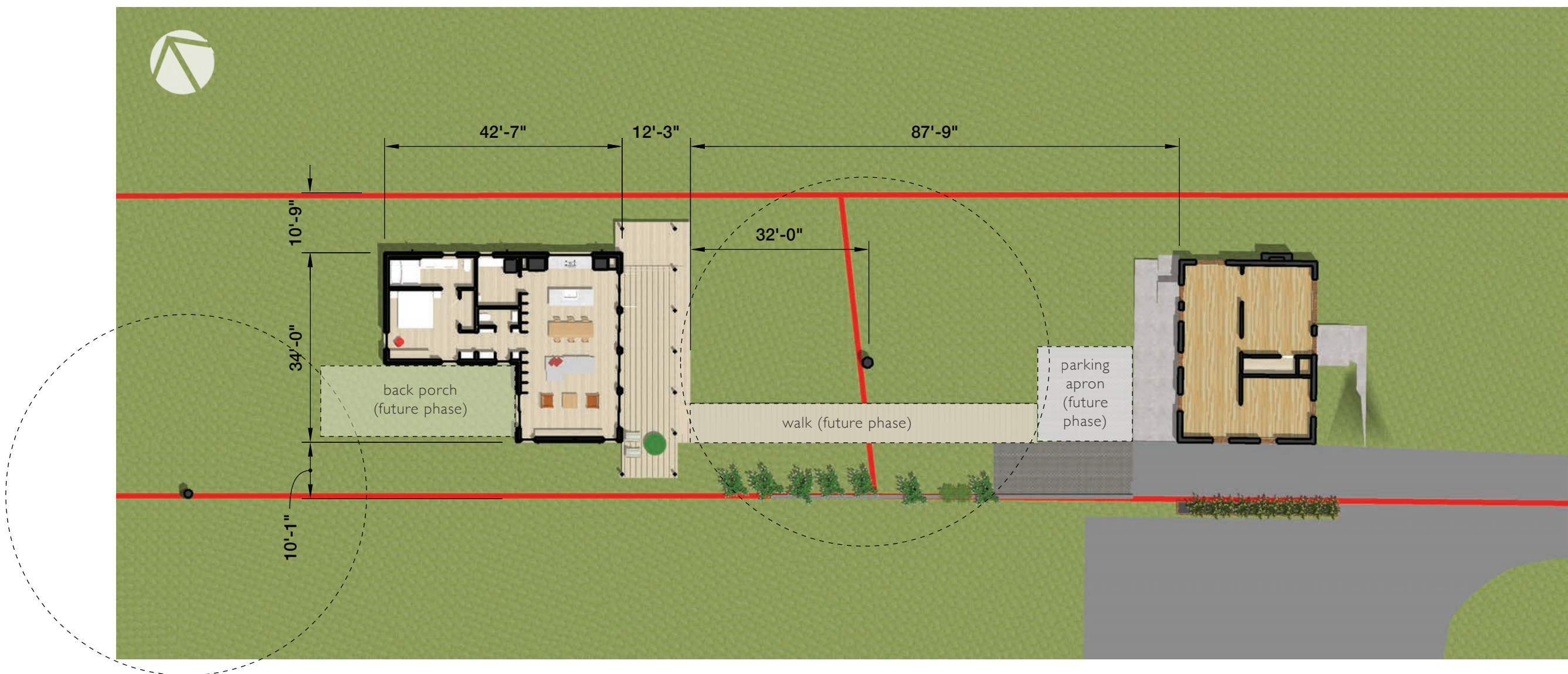
2/27/2024



perspective

745 PARK STREET

2/27/2024



site plan with overall dimensions

Fermob

APLÔ

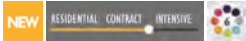
WALL LIGHT BRACKET  
DESIGN BY TRISTAN LOHNER

ITEM 3460



TESTING STANDARDS - Upon request

TECHNICAL FEATURE - STRUCTURE



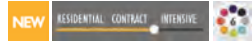
Aluminum  
Plastic piece on the back for invisible wall hanging (vertical position)  
Fixes to the wall with screws (not supplied) or double-sided adhesive (supplied - recommended for smooth surfaces only)  
Lamp screwed to the wall light bracket with "quarter turn" system  
Recommended for the APLÔ H19 lamp



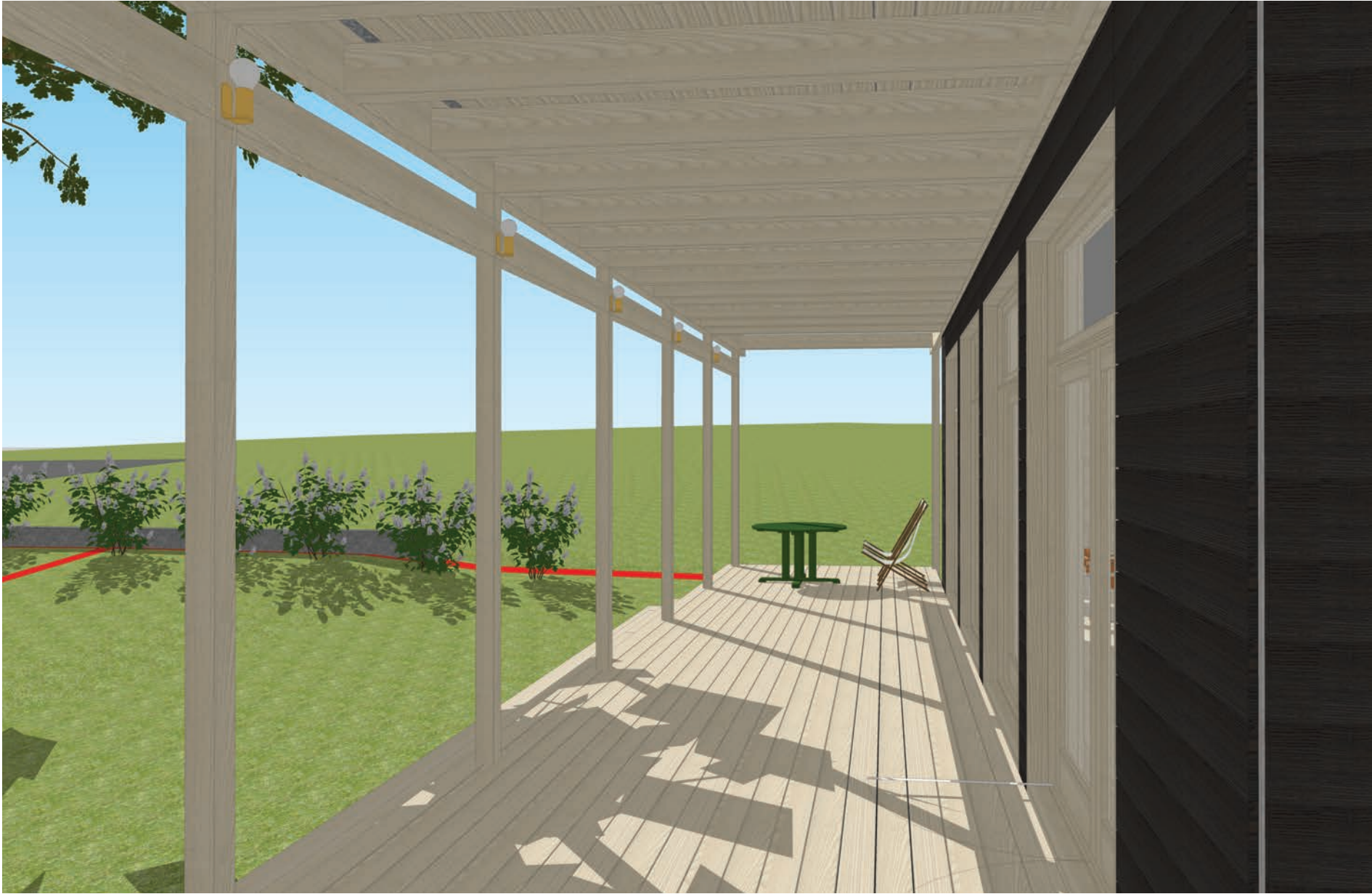
FURTHER INFORMATION

TESTING STANDARDS - Upon request

TECHNICAL FEATURE - STRUCTURE



Aluminum frame  
Polyethylene diffuser  
Lighting intensity : 2 warm white (100% & 50%) + 2 cool white (100% & 50%) + OFF  
T° color : 1 warm white (3000°K) and 1 cool white (6000°K)  
Technology LED - 0.5 W  
Luminous flux : 70 lm  
Min. Battery life : 7 h - Max. : 15 h  
Rechargeable (3h)  
Type of power supply : USB-C - Cable (supplied) 1 IN.  
Controlled with switch  
Bypass to prevent battery damage during wired use  
IP54 (ingress protection) :: IK10 (impact resistance) :: CE :: FCC :: Powered by Smart & Green





### Certificate of Appropriateness

BAR 24-03-03

747 Park Street, TMP 520050000

North Downtown ADC District

Applicant/Owner: Ann and Geoff Suttle

Project: Rear addition and alterations.

---



### Background

Year Built: 1904. Johnson-Naylor House  
District: North Downtown ADC District  
Status: Contributing

### Prior BAR Review

January 18, 2023 - Preliminary discussion re: the proposed rehabilitation and alterations

- Link to the January 2023 meeting video. This discussion begins at approx. 03:24:00.  
[BAR January 18 2023 meeting video](#)
- Note: The drawings provide for the discussion are included as attachments to this packet.

### Applicant Request

- Submittal:
  - Narrative: *Restoration of 747 Park Street; Addition in Rear*. 16 pages.
  - North Down Studios drawings, *747 Park Street*, dated February 27, 2024. Sheets 1.1 through 1.12. and
  - North Down Studios drawings, *747 Park Street – Indicative Renderings*, dated February 27, 2024. Sheets A-1, A-2, B-1, B-2, C-1 and C-2.

CoA request for rear addition and alterations to the house. (Note: The submittal discusses the ongoing and planned rehabilitation work on the 1904 house. While the subject of the formal CoA request—maintenance and repair does not require review—the BAR can certainly discuss what has been done and what is planned, as can the applicant, if it would be helpful.)

The submittal reflects the final design for the addition in all aspects except material selection. The applicant is considering various options for the exterior walls. See pages 12 and 13 of the Narrative and the three options in the *Indicative Renderings*.

## **Discussion and Recommendation**

Prior to discussing the proposed addition, staff wants to enthusiastically commend the applicant for the outstanding rehabilitation work thus far completed on the existing house. The repointing and other masonry repairs continue. The rehabilitation of the existing windows and trim continues, and the results on those completed are extraordinary. At this time, the wrap around porch has been stabilized, allowing for its rehabilitation at a later date.

Regarding the proposed dormer on the existing roof: Staff recommends approval conceptually. For similar applications, the BAR has commented that roof dormers are a traditional means to create additional space. The contemporary design distinguishes it from the historic. However, the BAR should resolve the materials to be used and address any questions regarding architectural details.

Regarding the proposed rear addition: Staff recommends approval conceptually. The updated design and is consistent with the design guidelines for Additions and responds to the BAR's January 2023 comments that a more successful rear addition might be achieved by removing the existing rear wing and enclosed porch, and not trying to adapt and modify them, with a corresponding emphasis on preserving the main section of the house and its components. In brief, the BAR concluded an attempt to incorporate the existing into the new construction would likely not preserve the historic elements per the guidelines for Rehabilitation, nor result in an addition that met the guidelines for New Construction and Additions.

Per the design guidelines, *rear additions should not be visible from the street*. However, this recommendation is not supported by observing on Park Street several existing houses with rear additions and reviewing several recent projects approved by the BAR. (See images in the Appendix.)

Additionally, from the applicant's comments, to which staff concurs. *In 2023, the BAR suggested:*

- We remove the rear of house as a way to avoid blurring the lines between old and new; we updated our design to incorporate this suggestion.
- A more contemporary style for the addition in order to draw clear distinction between old and new; we updated our design to incorporate this suggestion.
- Use materials for the addition other than all brick in order to draw a clear distinction between old and new; we updated our design to incorporate this suggestion - I'm not aware of the guidelines precluding concrete but [Chapter 3, Section M.] specifically identifies stucco as one of the more appropriate materials for new residential structures.

That said, the BAR should resolve [with conditions]—or provide direction on—any remaining questions regarding materials and architectural elements and details, including:

- Wall material(s): Regarding what material is used where, and to what extent, the applicant is requesting flexibility to further refine that. For one, it is yet to be determined how many of the salvaged bricks will be useable. Second, while the final appearance will essentially be identical, the cost of poured concrete versus stucco have not yet been evaluated. Staff recommends a condition allowing the applicant to coordinate with staff, including on any final detail questions, such as material texture, expansion joints, etc. Additionally, regarding how the materials are integrated—that is, which sections are brick and which are smooth surfaced—the BAR can establish what would require coming back to the BAR. Ultimately, the primary question is whether or not it is appropriate to use the proposed materials in some combination of wall segments. This will allow the applicant to either further refine the details or revise the design.

Regarding the finished surface, if the walls are poured concrete, staff discussed with the applicant how the surface will be treated after the forms are removed. For ex, will there be expansion joints and

how will they be incorporated into the design; will the marks from the individual [form] panels remain or will the walls be skimmed or coated to be made uniform; and so on. In response [paraphrased], the applicant stated the intent is for the walls to be smooth—whether stucco, concrete or a similar material. The level of detail has focused on design concept and incorporating the suggested changes, and they have not evaluated the possible concrete wall design relative to the need for or alignment of expansion joints; however, if required, they will be incorporated into the design, not random.

- Doors and windows: Nothing has been specified for the new; however, the doors and window will be single-lite, recessed into the wall openings with minimal or no exterior trim. Staff suggests the design is acceptable and proposes a condition that the new windows and doors be wood, aluminum-clad wood, solid fiberglass, or metal; vinyl and plastic are not permitted.
- Balcony railings: As depicted, the intent is a simple, minimalist railing with glass panels. The BAR has allowed a range of railing types. Staff recommends approval on the condition the railings are wood or metal, painted, with either glass panels, cables, or wire mesh below.
- Side entry canopy: As depicted, the intent is a simple cantilevered box with a flat entablature and a flat roof.
- Roof drainage (dormer, addition, and screened porch): No scuppers and downspouts are shown. It can be assumed the roofs will be drained through the house, but the BAR should clarify,
- Exterior lighting: No lighting is indicated. Staff suggests a condition that any exterior lighting will have lamping that is dimmable, has a Color Temperature not exceeding 3,000K, and has a Color Rendering Index not less than 80, preferably not less than 90.
- Addition and screened porch: The walls for the entire rear addition—the interior living space and the screened porch--will follow the same design, depending on final material selection. The living space openings will have doors and windows, the porch opening will have screens.

### **Suggested Motion**

*Approval:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the alterations and the rear addition at 747 Park Street satisfy the BAR's criteria and are compatible with this property and other properties in this ADC District, and that the BAR [approves the request].

[approves the request with the following conditions: ...]

*Denial:* Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the alterations and the rear addition at 747 Park Street do not satisfy the BAR's criteria and are not compatible with this property and other properties in this ADC District, and that for the following reasons the BAR denies the request.

### **Criteria, Standards and Guidelines**

#### **Review Criteria Generally**

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:

- i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City’s design guidelines; and
- ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- c. The BAR, or City Council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City’s design guidelines and subject to the following limitations: [Not germane to this request.]

### **Standards for Review and Decision**

Per Chapter 34, Div. 5.2.7. D.1:

- a. Review of the proposed construction, reconstruction, alteration or restoration of a building or structure is limited to exterior architectural features, including signs, and the following features and factors:
  - i. Whether the material, texture, color, height, scale, mass, and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable District;
  - ii. The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs, and signs;
  - iii. The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
  - iv. The effect of the proposed change on the adjacent building or structures;
  - v. The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls, and walks;
  - vi. Whether the proposed method of construction, renovation, or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
  - vii. When reviewing any proposed sign as part of an application under consideration, the standards set forth within Div. 4.11. Signs will be applied; and
  - viii. Any applicable provisions of the City’s design guidelines.

### **Links to ADC District Design Guidelines**

[Chapter 1 Introduction \(Part 1\)](#)  
[Chapter 1 Introduction \(Part 2\)](#)  
[Chapter 2 Site Design and Elements](#)  
[Chapter 3 New Construction and Additions](#)  
[Chapter 4 Rehabilitation](#)

### **Pertinent Design Guidelines for Additions (from Chapter 3)**

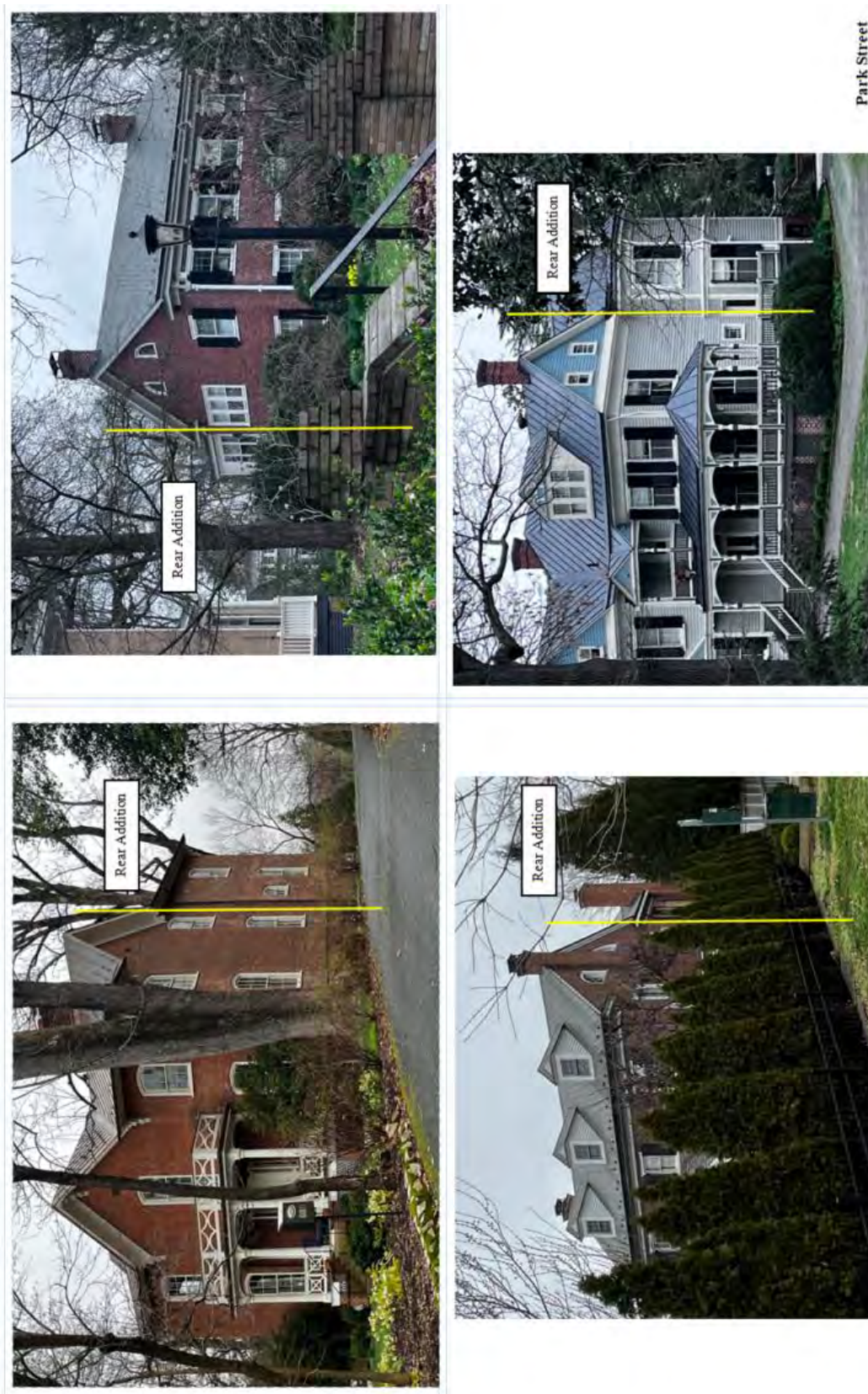
Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding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

## Appendix

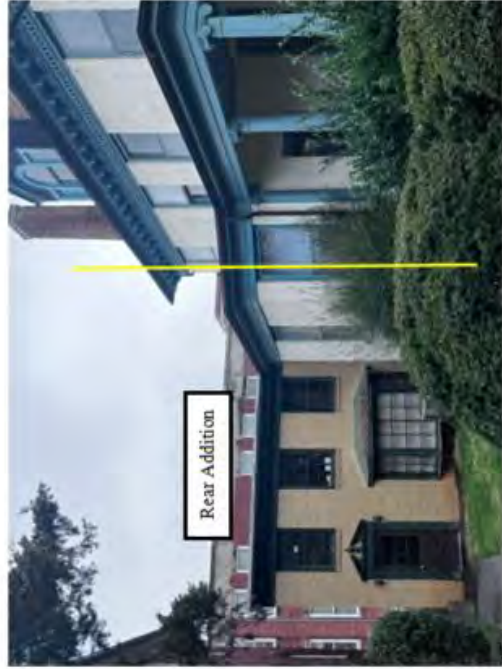
Sample of rear additions on Park Street and projects elsewhere approved by the BAR. Note they are visible from the street.





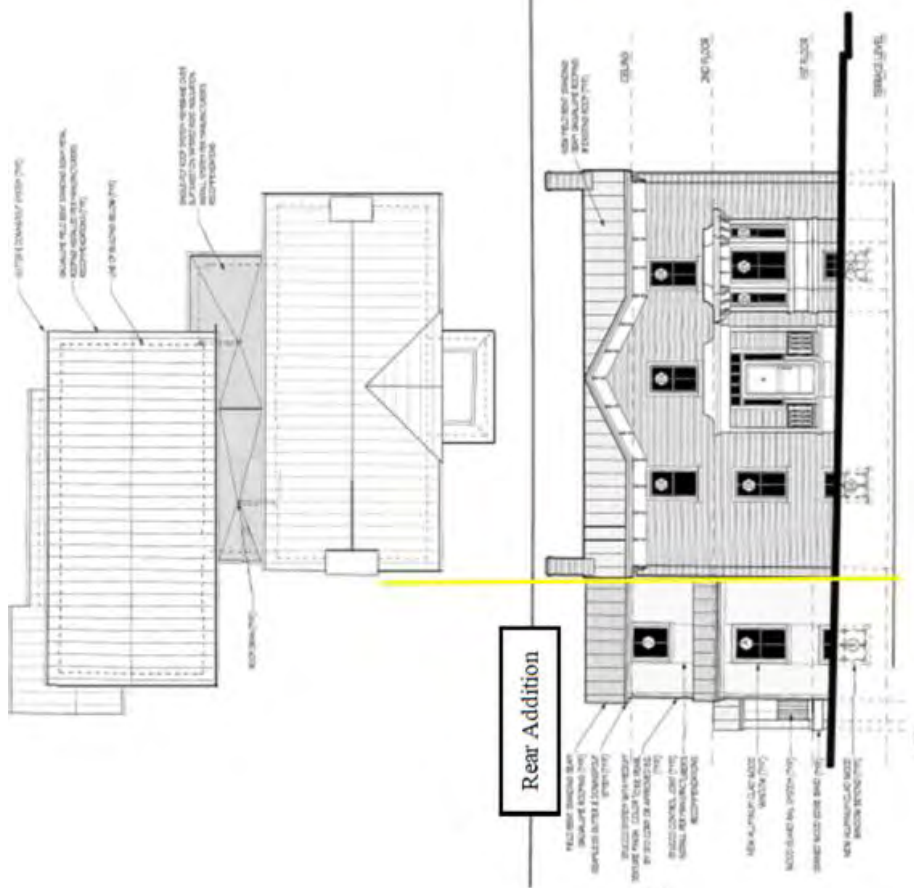
Park Street





Park Street





301 5th St SW - CoA 2021



1901 E. Market St (IPP) - CoA 2022

## Certificate of Appropriateness Application

### Restoration of 747 Park Street; Addition in Rear

#### Highlights from Preliminary Discussion with the Board in January 2023

The applicant previously engaged the Board of Architectural Review in a preliminary discussion on January 18, 2023 to solicit feedback on the proposed restoration and construction of a rear addition at 747 Park Street. A recording of that meeting is available on the Cville Communications YouTube channel [here](#).

During that discussion, a majority of Board members indicated they would vote to approve the previous design with minimal fine-tuning [04:13:00], but as an alternative encouraged removal of the existing stepped-down early addition in the rear of the house in favor of a more contemporary addition [03:46:00, 03:54:00 and 04:04:00]. A modern design was suggested by several members of the Board, as well as a desire to clearly differentiate old from new and avoid trying to “fool” people with the previously proposed addition that was similar in style and materials to that of the original house.

The Board noted several precedent cases for removing the rear of a historic house regardless of whether that portion was original to the structure [03:57:00]. Examples and similar cases include Certificates of Appropriateness approved for the following:

- 410 2<sup>nd</sup> Street Northeast in May 2023
- 540 Park Street in February 2022
- 125 Chancellor Street in January 2021
- 422 1<sup>st</sup> Street North in August 2020
- 713 Park Street in May 2019
- 409 Altamont Street in October 2016

Discussion of 747 Park Street, however, indicated the existing rear of the house is an early-addition and not original to the structure. Board members noted the stepped-down roof line, different brick course, and two-over-two windows as distinguishing the rear of the house from the original structure [03:54:00].

Additional discussion during the January 18, 2023 meeting indicated general support for replacement of the standing seam metal roof [03:25:00 and 04:09:00], removal of the built-in gutters and installation of half-round gutters [03:51:00], and a strong desire to preserve and protect the original windows [03:56:00 and 04:06:00] and wrap-around porch [03:49:00 and 04:06:00].

#### Updated Description of Restoration & Proposed Addition Incorporating Board Feedback

##### Roof

**Current Condition:** Existing roof estimated to be 40-50 years old, is missing paint, rusted, and leaking at the high interior-ridge around chimneys, in the lower valleys, and in numerous locations around the perimeter.

**Proposed Work:** Replace existing standing-seam metal roof with new standing-seam metal roof.

<b>Gutters</b>	<p><i>Current Condition:</i> Existing built-in gutters have failed in multiple locations around the perimeter of the house and have been funneling water into the attic and exterior walls for an estimated 10+ years.</p> <p><i>Proposed Work:</i> Replace existing built-in gutters along the northern, eastern and southern perimeter of the original roof with new half-round gutters and retain original cornice detail; wrap new half-round gutters around corners of western perimeter of original roof and extend to edge or proposed addition (described below).</p> <p><i>Commentary:</i> Discussion with Board members during the Board of Architectural Review meeting on January 18, 2023 indicated there is ample precedent for removal of built-in gutters, including such a request for a University of Virginia building heard by the Board in December 2022. Additional precedent includes the replacement of built-in gutters with half-round gutters by the Valentine House (534 Park Street) and other homes in the North Downtown ADC District.</p> <p>Separate but also notable, every roofing contractor that examined the gutters recommended installing new outboard gutters (e.g. K-style or half-round), and specifically recommended <u>against</u> restoring the built-in gutters. Several contractors declined outright to provide a quote for restoring built-in gutters due to the fact that they inevitably fail and result in significant water damage to the interior of the home.</p>
<b>Cornice &amp; Trim</b>	<p><i>Current Condition:</i> Existing cornice and trim is missing paint, rotted, in an advanced state of deterioration or missing entirely.</p> <p><i>Proposed Work:</i> Repair and restore cornice and exterior trim – replace sections as needed but retain original detail – along the northern, eastern and southern perimeter of the original roof; similarly repair and restore cornice and trim around corners of western perimeter of original roof and extend to edge or proposed addition (described below).</p>
<b>Masonry</b>	<p><i>Current Condition:</i> Brick exterior has deteriorating or missing mortar and exhibits step cracking in some areas; chimneys are in advanced state of deterioration, are missing mortar, have loose brick, and one chimney was previously capped with sheet metal.</p> <p><i>Proposed Work:</i> Repoint and repair brick exterior and interior-ridge chimneys; rebuild chimney(s) if necessary but seek to restore original corbelled caps.</p>
<b>Wrap-Around Front Porch</b>	<p><i>Current Condition:</i> Wrap-around porch and roof line currently exhibit significant wood decay, have separated from the house on the south side, and brick footings have settled, have crumbling mortar, or are missing.</p> <p><i>Proposed Work:</i> In near-term, shore up footings and reinforce structural elements of wrap-around front porch to arrest continued deterioration in near-term. In long-term, restore wrap-around porch and original details.</p>
<b>Rear Addition</b>	<p><i>Current Condition:</i> The rear of the house consists of a stepped-down early addition with a different brick course and distinct two-over-two windows from the original structure. It includes three attached substandard additions added to the rear of the house subsequent to construction of the early addition: a brick exterior bathroom extending from the kitchen wall, a painted brick external cellar entrance, and a painted cinder block laundry room.</p>

The exterior of the bathroom addition is in deteriorating condition, the mortar and brick color are different from - and poorly integrated into - the existing rear of the house, and the small metal roof is rusted and in need of replacement.

The painted brick exterior of the cellar entrance is in an advanced state of deterioration. It has an asphalt roof notably distinct from – and detracts from – the original structure.

The painted cinder block laundry room is similarly in a moderately deteriorating condition, poorly integrated into the rear of the house, and has casement windows notably distinct from the rest of the house. The roof of the laundry room is rusted, leaking around the perimeter and in need of replacement.

*Proposed Work:* Remove existing stepped-down brick addition in rear of house, and three attached substandard additions, and replace with proposed modern addition depicted in the attached renderings. The new addition will be situated entirely to the rear of the existing structure, the style will be visually distinct from the original home with a well-defined transition between old and new, and will be minimally visible from Park Street (if at all). The addition will have a footprint of approximately 905 sq. ft. (new footprint of 465 sq. ft. plus existing footprint of 440 sq. ft. currently occupied by kitchen, bathroom, cellar entrance, and cinder block laundry room), and the addition will increase the existing footprint of approximately 2,257 sq. ft. by 21%.

*Commentary:* The existing rear of the house is an early-addition and not original to the structure based on feedback provided by the Board of Architectural Review on January 18, 2023. Board members noted the stepped-down roof line, different brick course, and two-over-two windows as distinguishing the rear of the house from the original structure.

Discussion with Board members during the Board of Architectural Review meeting on January 18, 2023 encouraged the removal of the existing rear of the house instead of attempting to preserve portions and integrate new space into the old. Reasoning included a desire to clearly differentiate old from new and avoid trying to “fool” people with an addition in a similar style to that of the original structure, avoiding the extra cost and complexity of integrating new construction into the old, and the Board’s interpretation that the stepped-down rear of the house was likely an addition vs. original to the structure. Several members of the Board specifically encouraged consideration of a more contemporary, modern addition. As illustrated by our updated design, the applicant heeded the Board’s guidance that “if you go modern, go modern.”

The Board noted there is precedent for removing the rear of a historic house when that portion was original to the structure or an early addition. Precedents and similar cases include Certificates of Appropriateness approved for 410 2<sup>nd</sup> Street Northeast in May 2023, 540 Park Street in February 2022, 125 Chancellor Street in January 2021, 422 1<sup>st</sup> Street North in August 2020, 713 Park Street in May 2019, and 409 Altamont Street in October 2016.

Regarding massing and footprint, the proposed net increase of 465 sq. ft. for the addition and 425 sq. ft. porch will bring the house’s current 3,144 sq. ft. of finished living space – these data points derived from the City’s GIS viewer – in line with the finished living space of 743 Park Street (4,458 sq. ft.), 751 Park Street (3,420 sq. ft.), 801 Park Street (3,936 sq. ft.) and 502 Park Hill (3,384 sq. ft.).

<b>Rear Dormer</b>	<p><i>Current Condition:</i> The existing roof is estimated to be 40-50 years old, is missing paint, rusted, and leaking in numerous locations. In addition, the removal of the stepped-down early addition extending from the rear of the house per the Board’s encouragement during the January 18, 2023 meeting, will create an opening in the rear of the roof as outlined on the Roof Plan included in Attachment A.</p> <p><i>Proposed Work:</i> Replacing the roof with a new standing-seam metal roof, as described above, in combination with the removal of the stepped-down early addition extending from the rear of the house, creates the opportunity to construct a new dormer that fills the opening created by the removal of the existing stepped-down early addition. That dormer will sit lower than the ridgeline of the original roof, will not be visible from Park Street, and will be clearly differentiated from the north-facing dormer of the original house through the use of a more modern style and a flat roof line similar to the proposed addition. The new dormer will allow additional natural light into the attic and will provide access, via a window, to the roof of the original structure and the proposed addition for purposes of maintenance or repairs as needed.</p> <p><i>Commentary:</i> The Certificates for Appropriateness approved for 540 Park Street in February 2022, 125 Chancellor Street in January 2021 and 422 1<sup>st</sup> Street North in August 2020 provide precedent for removal of rear portions of a historic structures and changes in roof configuration.</p>
<b>Rear Porch</b>	<p><i>Current Condition:</i> No rear porch currently exists.</p> <p><i>Proposed Work:</i> Construct a new screen porch attached to the proposed addition in rear of the house. The new porch will be situated entirely to the rear of the existing structure, the style will be visually distinct from that of the original home, and will be minimally visible from Park Street (if at all). The porch will have a footprint of approximately 425 sq. ft., which increases the existing footprint of approximately 2,257 sq. ft. by 19%.</p>

### Compliance with Charlottesville ADC District Design Guidelines

<b>III. New Construction &amp; Additions</b>	
B. Setback	✓ Setback is not changing; addition is in the rear of existing structure [B Intro]
C. Spacing	✓ Spacing is not changing; addition is equidistant from the property when compared to the existing structure [C Intro]
D. Massing & Footprint	<p>✓ Footprint and massing of structure with proposed addition is consistent with, and in several instances less than, surrounding historic dwellings [D.2]</p> <p>✓ Upper level of addition is stepped back from rear of the property via the addition of a single-story porch at ground level [D.3.b]</p>
E. Height & Width	<p>✓ Addition respects the directional expression of surrounding buildings [E.1]</p> <p>✓ Addition does not change overall height or width of current structure [E.2]</p> <p>✓ Addition reinforces human scale of the historic district by including a porch in the rear of the structure and through the salvage and re-use of original materials [E.5]</p>
G. Roof	✓ Hipped metal standing-seam roof design, materials and textures are consistent with existing structures in the immediately surrounding historic district; proposed flat roof

	utilized for the addition is consistent with existing historic structures in immediately surrounding area [G Intro]
K. Street-Level Design	<ul style="list-style-type: none"> <li>✓ Street level facades are unchanged, provide visual interest to the passing pedestrian and do <u>not</u> have blank walls [K.1]; addition is in the rear of the existing structure and minimally visible from Park Street (if at all)</li> </ul>
L. Foundation & Cornice	<ul style="list-style-type: none"> <li>✓ Respect the height, contrast of materials, and textures of foundations [L.2]</li> <li>✓ Adheres to preference for wood or metal cornices [L.4]</li> </ul>
M. Materials & Textures	<ul style="list-style-type: none"> <li>✓ Proposed concrete and salvaged original brick exterior is compatible with and complementary to neighboring buildings [M.1]</li> <li>✓ Adheres to preference for use of brick to strengthen the traditional image of residential areas of historic districts [M.2]</li> <li>✓ Exterior trim woodwork, decking and flooring will be painted, or stained solid if not visible from public right-of-way [M.11]</li> </ul>
N. Paint	<ul style="list-style-type: none"> <li>✓ Unpainted concrete and salvaged original red brick are proposed for addition [N.2]</li> <li>✓ No unpainted masonry surfaces will be painted [N.3]</li> </ul>
O. Details & Decorations	<ul style="list-style-type: none"> <li>✓ Details proposed for the addition are limited, and are consistent with and related to the architecture of the surrounding context and district [O.1]</li> </ul>
P. Additions	<ul style="list-style-type: none"> <li>✓ More successful new buildings may have a modernist approach in which details and decoration are minimal [P Intro]</li> <li>✓ Proposed addition will increase the existing footprint by a 21% (465 sq. ft.) and will be tucked into an area in the rear of the house currently occupied by the stepped-down early-addition and three attached more recent additions that were poorly integrated and currently in various states of disrepair [P.1.b]</li> <li>✓ Addition is proposed for the rear of house and will be minimally visible, if at all, from Park Street [P.2.a]</li> <li>✓ The addition is differentiated from the old and compatible with the massing, size, and scale of the property; proposes to use concrete and salvaged original brick exterior with cornice and details that are clearly differentiated from the original structure [P.3.b]</li> <li>✓ Addition integrates into the original structure to provide for contemporary use but is done so in manner that, if such addition was to be removed in the future, the essential form and integrity of the historic building would be unimpaired [P.6.a]</li> <li>✓ Addition utilizes offsets and step-backs in order to avoid using the same wall plane, roof lines, or cornices of the existing structure [P.6.b]</li> </ul>
<b>IV. Rehabilitation</b>	
B. Façades & Storefronts	<ul style="list-style-type: none"> <li>✓ Conducted research to determine the design of the original building and early changes [B.1]</li> <li>✓ Conducted exploratory demolition to determine what original fabric remains and its condition [B.2]</li> <li>✓ Propose to remove inappropriate materials covering the façade including the substandard cinder block laundry room and deteriorating painted brick exterior entrance to cellar [B.3]</li> <li>✓ Propose to restore original elements including brick exterior, decorative details and cornice [B.5]</li> <li>✓ Proposed work seeks to avoid use of unpainted wood, vinyl siding, aluminum siding and other materials that are incompatible with the building or within the specific district [B.10]</li> </ul>

	<ul style="list-style-type: none"> <li>✓ Proposed work does not introduce inappropriate architectural elements where they never previously existed [B.11]</li> </ul>
D. Entrances, Porches & Doors	<ul style="list-style-type: none"> <li>✓ Original details and shape of wrap-around porch will be retained, including the outline, roof height and roof pitch [D. 1]</li> <li>✓ Masonry, wood, and metal inspected for open joints, peeling paint, deterioration, and rust, and will be repaired [D.2]</li> <li>✓ Damaged elements including cornice and trim detail will be repaired, matching the detail of the existing original fabric to the extent practical [D.3]</li> <li>✓ Entrance and porch will not be stripped of historic materials or detail [D.5]</li> <li>✓ More importance has been afforded to the front and side porches than utilitarian back porch [D.6]</li> <li>✓ The front entrance and wrap-around porch important in defining the building's overall historic character will not be removed or radically changed [D.7]</li> <li>✓ The original size and shape of the front entrance door opening will be maintained [D.8]</li> <li>✓ No original door openings are proposed to be filled in [D.13]</li> <li>✓ Stock sized doors that do not fit the opening properly or are not compatible with the style of building are not proposed [D. 15]</li> <li>✓ Transom windows and sidelights will be retained [D.16]</li> </ul>
E. Cornice	<ul style="list-style-type: none"> <li>✓ Cornice will be well sealed and anchored [E.1]</li> <li>✓ Cornice will be repaired to the extent practical; sections will only be replaced as needed but will retain original detail [E. 2]</li> <li>✓ Elements of original composition such as brackets or blocks will not be removed unless replaced with new ones of a like design [E.3]</li> <li>✓ Materials, decorative details and profiles of the existing original cornice design will be matched with new ones of a like design when making repairs [E.4]</li> <li>✓ Original cornice will not be replaced with new cornice that conveys a different period, style, or theme [E.5]</li> <li>✓ If cornice is missing, the replacement will be based on physical or documented evidence, or barring that, be compatible with the original building [E.6]</li> <li>✓ Cornices will not be wrapped or covered with vinyl or aluminum [E.7]</li> </ul>
F. Foundation	<ul style="list-style-type: none"> <li>✓ When repointing or rebuilding deteriorated porch piers, original materials will be matched as closely as practical [F.3]</li> <li>✓ Where masonry has deteriorated, steps will be taken as outlined in the masonry section of IV. Rehabilitation [F.4]</li> </ul>
G. Roof	<ul style="list-style-type: none"> <li>✓ When replacing the standing seam metal roof, the width of the pan and the seam height will be consistent with the existing to the extent practical [G.1]</li> <li>✓ Roof pitch and configuration of the original structure will be maintained [G.3]</li> <li>✓ The size and shape of original dormers will be maintained [G.4]</li> <li>✓ The two interior-ridge chimneys that contribute to the style and character of the building will be maintained [G.6]</li> <li>✓ No vents, skylights, additional stories, or other new elements visible on the primary elevations are proposed [G.9]</li> </ul>
H. Masonry	<ul style="list-style-type: none"> <li>✓ Masonry features including walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns important to defining the overall character of the building will be retained [H.1]</li> <li>✓ Respect will be paid to the size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling, when repairing or replacing masonry features [H.2]</li> </ul>

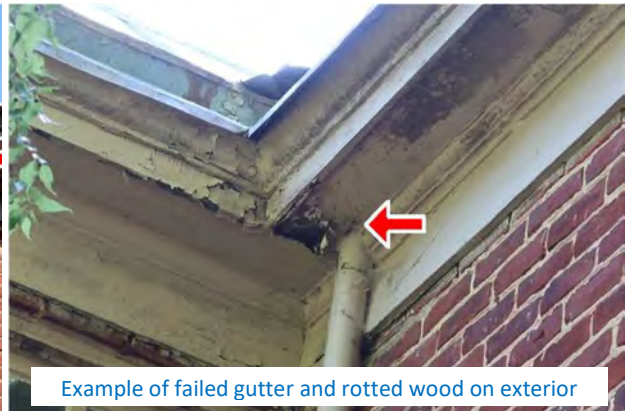
	<ul style="list-style-type: none"> <li>✓ Mortar strength, composition, color, and texture will be duplicated to the extent practical when repointing masonry [H.3]</li> <li>✓ Original joints will be matched and original joint width will be retained when repointing [H.4]</li> <li>✓ Unpainted masonry will not be painted [H.5]</li> </ul>
I. Wood	<ul style="list-style-type: none"> <li>✓ Rotted and missing sections of wood will be repaired instead of replaced in their entirety to the extent practical [I.1]</li> <li>✓ Wood elements will be replaced only when they are rotted beyond repair [I.2]</li> <li>✓ Vinyl will not be substituted for wood railing or trim [I.3]</li> </ul>
J. Synthetic Siding	<ul style="list-style-type: none"> <li>✓ Synthetic siding will be avoided [J.1]</li> </ul>
K. Paint	<ul style="list-style-type: none"> <li>✓ Paint will not be removed from wood trim and architectural details; trim or details where paint is removed will be repainted [K.1]</li> <li>✓ Unpainted masonry will not be painted [K.2]</li> <li>✓ Colors that blend with and complement the overall color schemes on the street will be utilized [K.3]</li> <li>✓ The number of colors will be limited [K.4]</li> <li>✓ Appropriate paint placement will be used to enhance the inherent design of the building [K.5]</li> </ul>
L. Rear of Buildings	<ul style="list-style-type: none"> <li>✓ Mechanical and utility equipment will be consolidated and screened in later phases [L.2]</li> <li>✓ Planters and plantings will be added in later phases to enhance and highlight the rear entrance [L.3]</li> <li>✓ Chain link fencing will not be used [L.11]</li> <li>✓ Design of lighting added to original structure (if any) will relate to the historic character of the building [L.13]</li> <li>✓ Rear porches will be well maintained and well lit, and will meet building codes [L.17]</li> </ul>

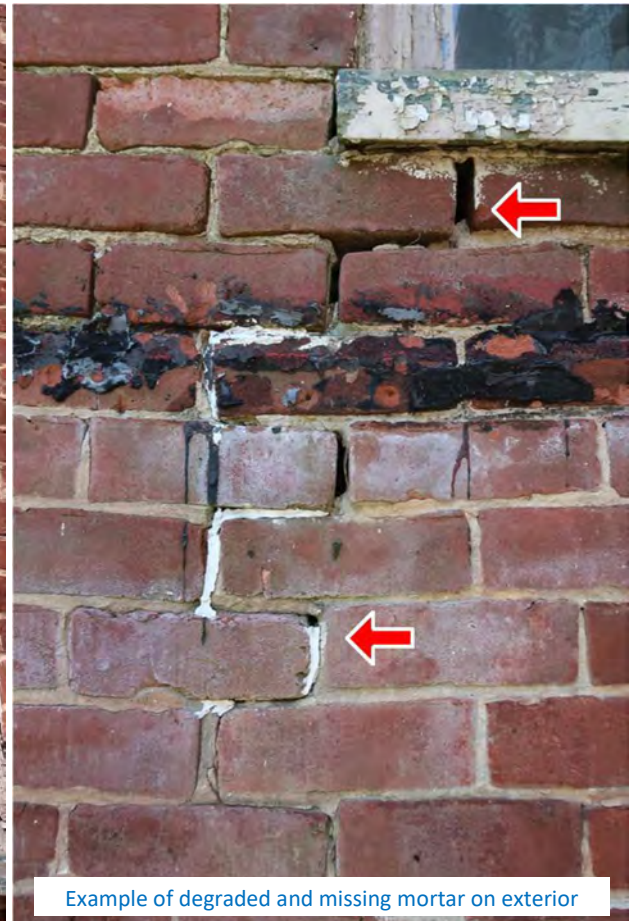
### Photos of Existing Structure

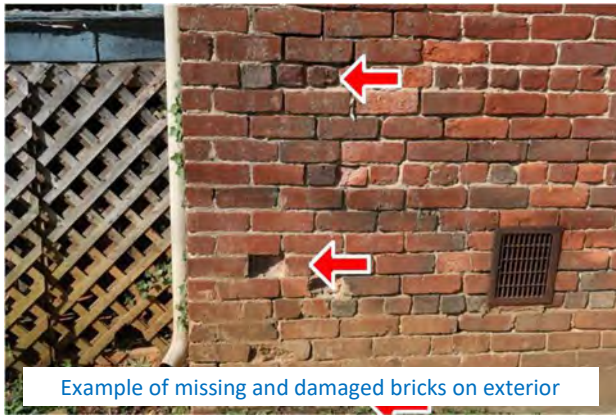




### Photos of Existing Conditions







Example of missing and damaged bricks on exterior



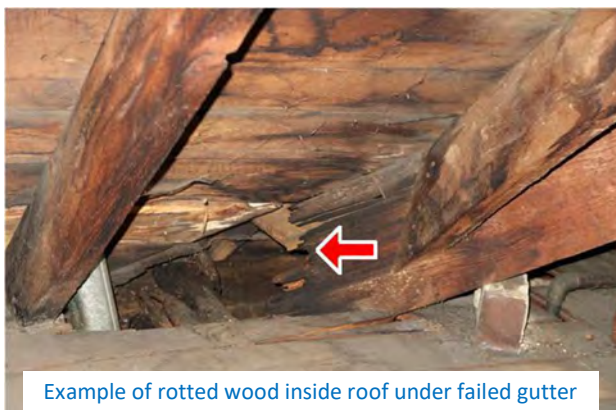
Example of step cracking in mortar on exterior



Example of rotted wood and broken glass on exterior



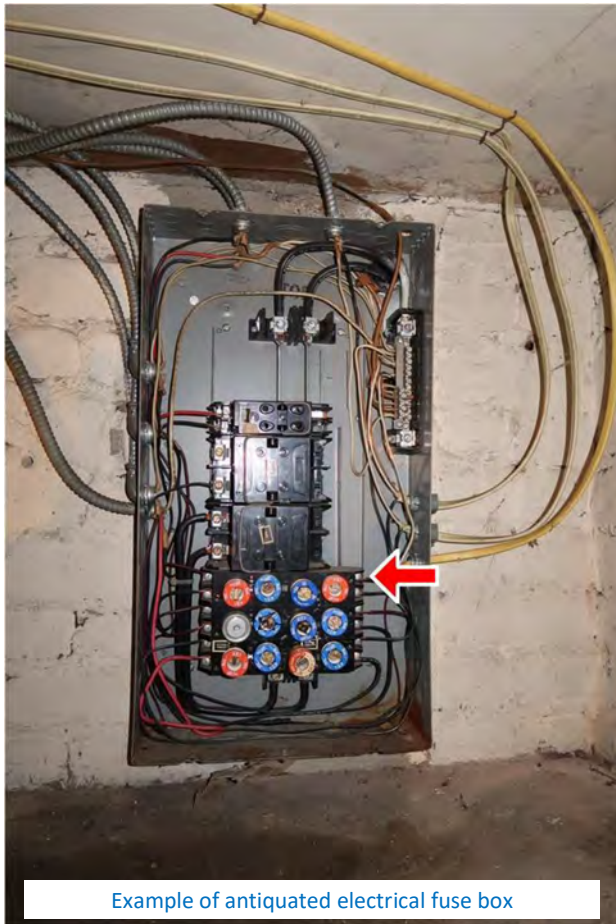
Example of water damage to exterior cellar wall



Example of rotted wood inside roof under failed gutter



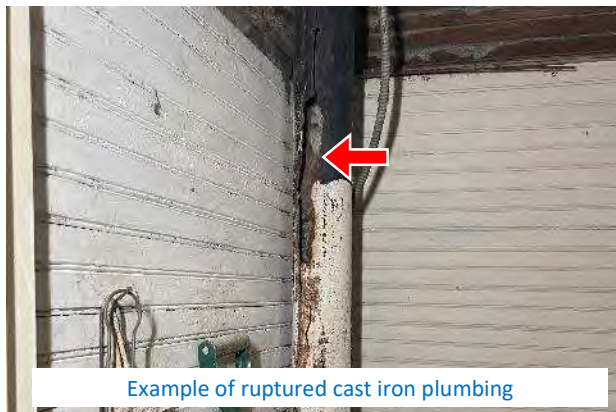
Example of rotted wood resulting from leaking roof



Example of antiquated electrical fuse box



Example of antiquated knob and tube electrical wiring

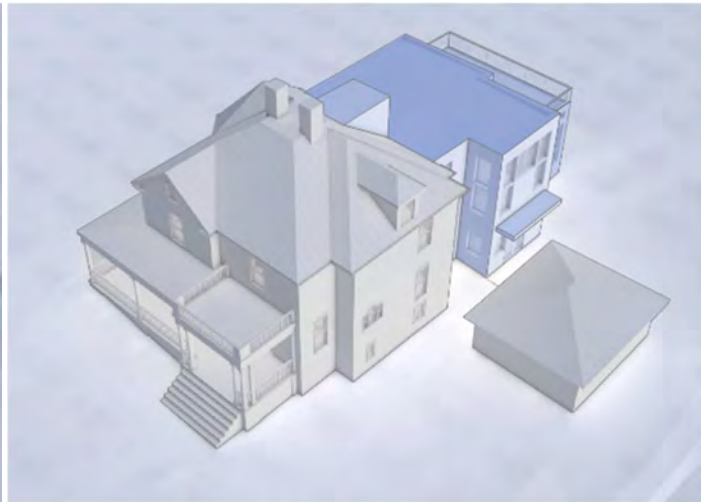


Example of ruptured cast iron plumbing



Example of rusted and degraded plumbing

## Visualizations of Rear Addition

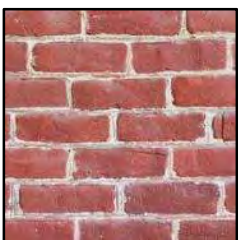


See **Attachment A** for floorplans and additional visualizations.

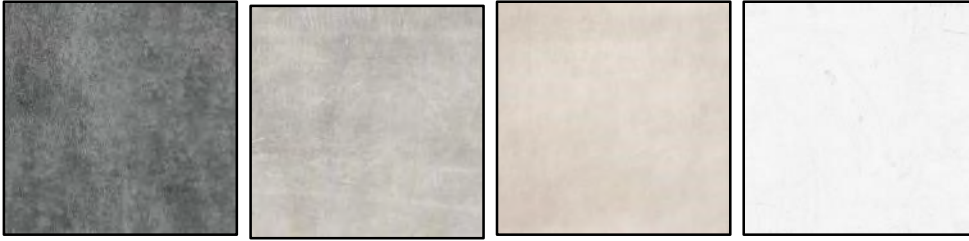
## Materials

Materials proposed for the exterior of the addition include salvage brick and smooth finish stucco, concrete, or similar. Note that salvage brick will not be placed adjacent to any brick surface of the original structure. Stucco, concrete, or similar material will be used on the exterior in all locations where the addition interfaces with a brick surface of the original structure in order to draw a clear distinction between the original structure and new addition. See **Attachment B** for indicative renderings illustrating how salvage brick may be incorporated into the exterior of the addition.

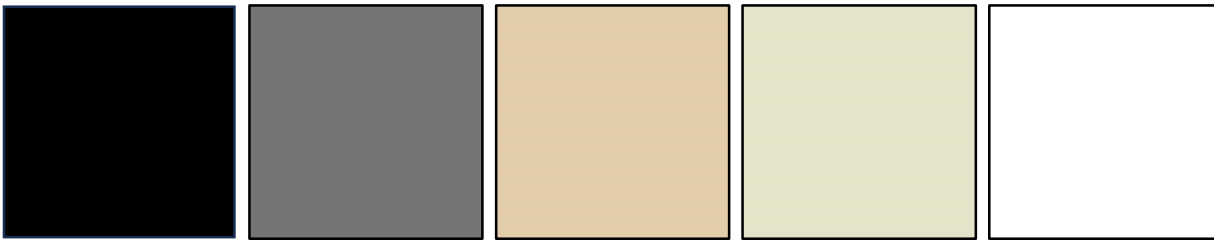
Color of salvage brick:



Color options under consideration for stucco, concrete, or similar exterior material include:



Materials proposed for the roof of the addition include EPDM, TPO, PVC or similar membrane. The roof of the addition will not be visible from ground-level or streetscape, but membrane color options under consideration include:



### Window & Door Restoration

In response to the Board's stated preference during the January 18, 2023 meeting, the double-hung one-over-one windows in the original house have been meticulously restored during the last 12 months. Sashes were carefully removed, steamed, scraped, sanded, primed, re-painted, re-glazed, and re-installed using the original sash weights. Window casings were steamed in place, scraped, sanded, primed, and re-painted. Exterior door casings were similarly restored.

Photos providing before and after examples are included here:





## Contiguous Properties





743 Park Street



750 Park Street



745 Park Street



751 Park Street




500 Park Hill



504 Park Hill

*All photos from City of Charlottesville's [GIS Viewer](#)*

LANDMARK



SURVEY

IDENTIFICATION	BASE DATA
Street Address: 747 Park Street	Historic Name: Johnson-Naylor House
Map and Parcel: 51-50	Date/Period: 1904
Census Tract & Block: 3-519	Style: Victorian
Present Owner: Cassie Naylor	Height to Cornice:
Address: 747 Park Street	Height in Stories: 2 1/2
Present Use: Residence	Present Zoning: R-1
Original Owner: Edward Johnson	Land Area (sq.ft.): 1.28 acres
Original Use: Residence	Assessed Value (Land + Imp.): 3840 + 12,570 = 16,410

ARCHITECTURAL DESCRIPTION

The Johnson-Naylor House was built in 1904 on land subdivided off the vast Hedges estate. The house is an unaltered example of a rambling brick Queen Anne style house so popular at the end of the Victorian era. Noted for their varied silhouette, this house is no exception. It is set with a projecting gabled pavilion to the left of the entrance and a sweeping Tuscan Colonial Revival veranda with paired columns to define the entrance, the house retains its original steeply sloped slate roof and second floor balcony.

HISTORICAL DESCRIPTION

The Hedges estate was subdivided after the death of Mrs. C. H. Hedges (Emma) in 1903 and this lot was sold to Edward Johnson in October of that year (ACDA 127-144). The land at that time was still part of the county. The house remained with the Johnsons until 1957 when it was sold to Mr. J. L. Naylor. The property is owned today by his widow, Cassie. (DB 201-98).

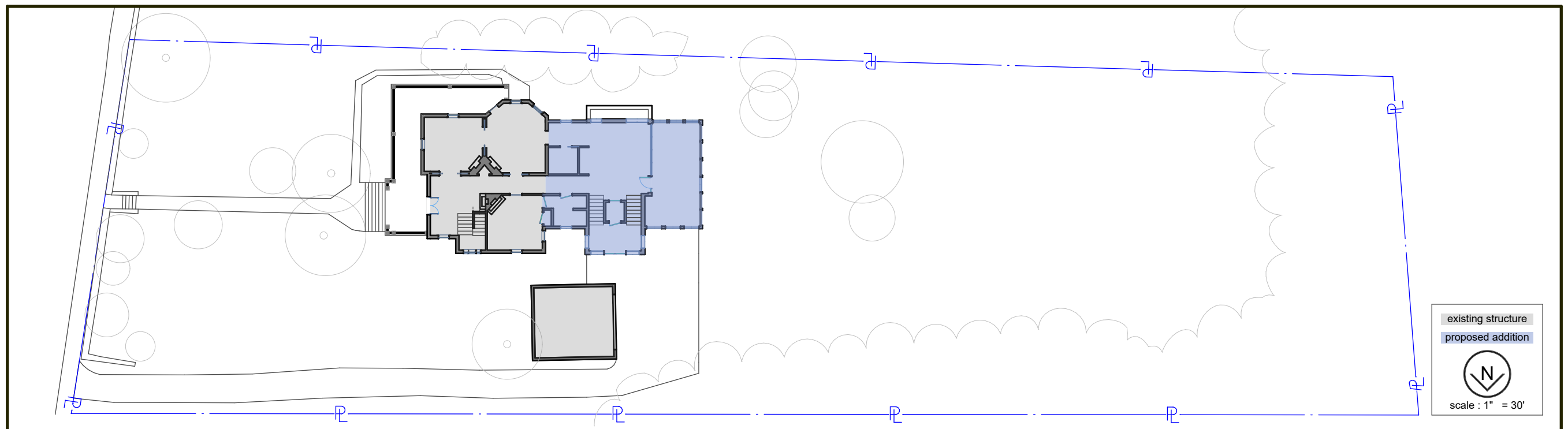
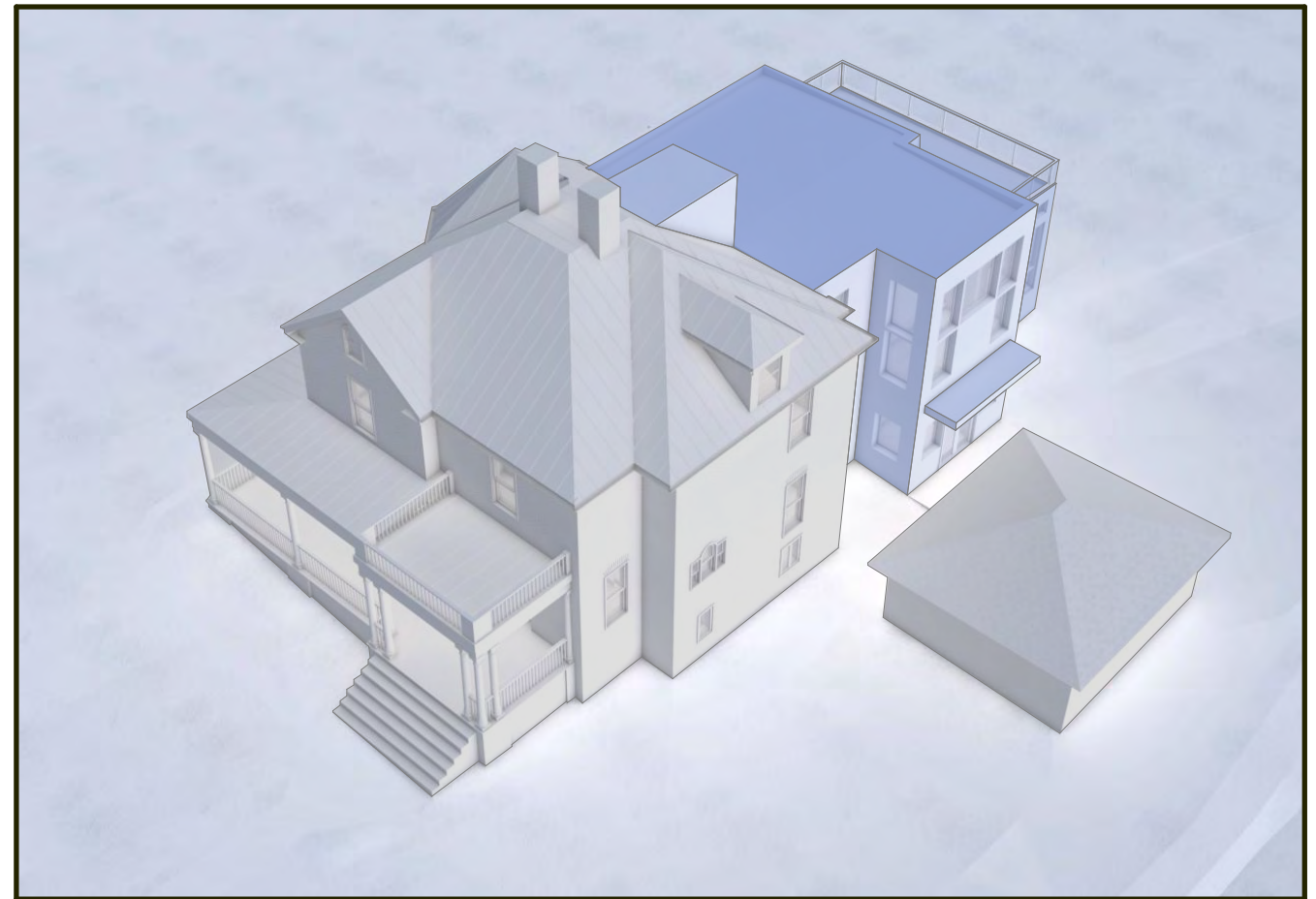
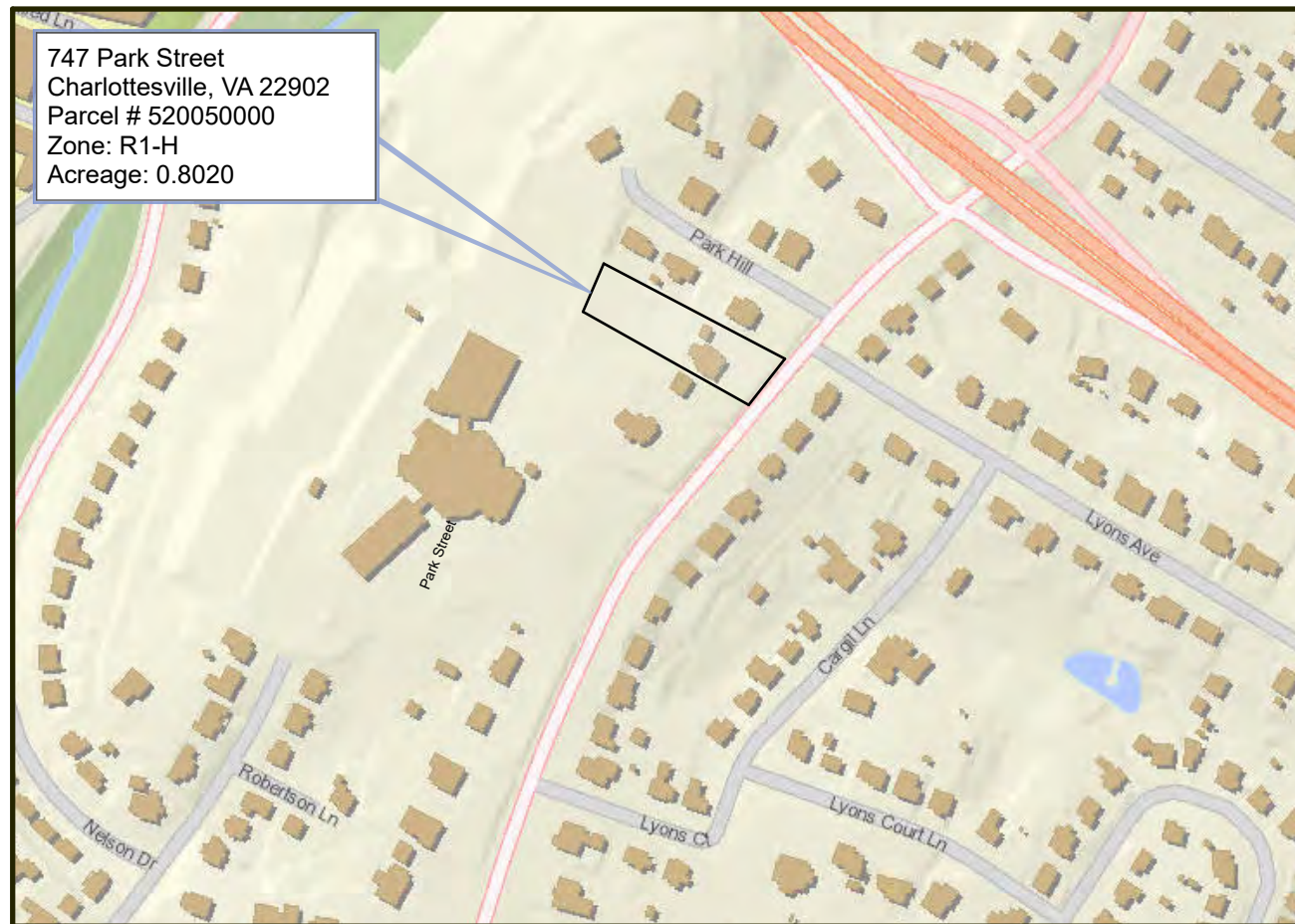
GRAPHICS

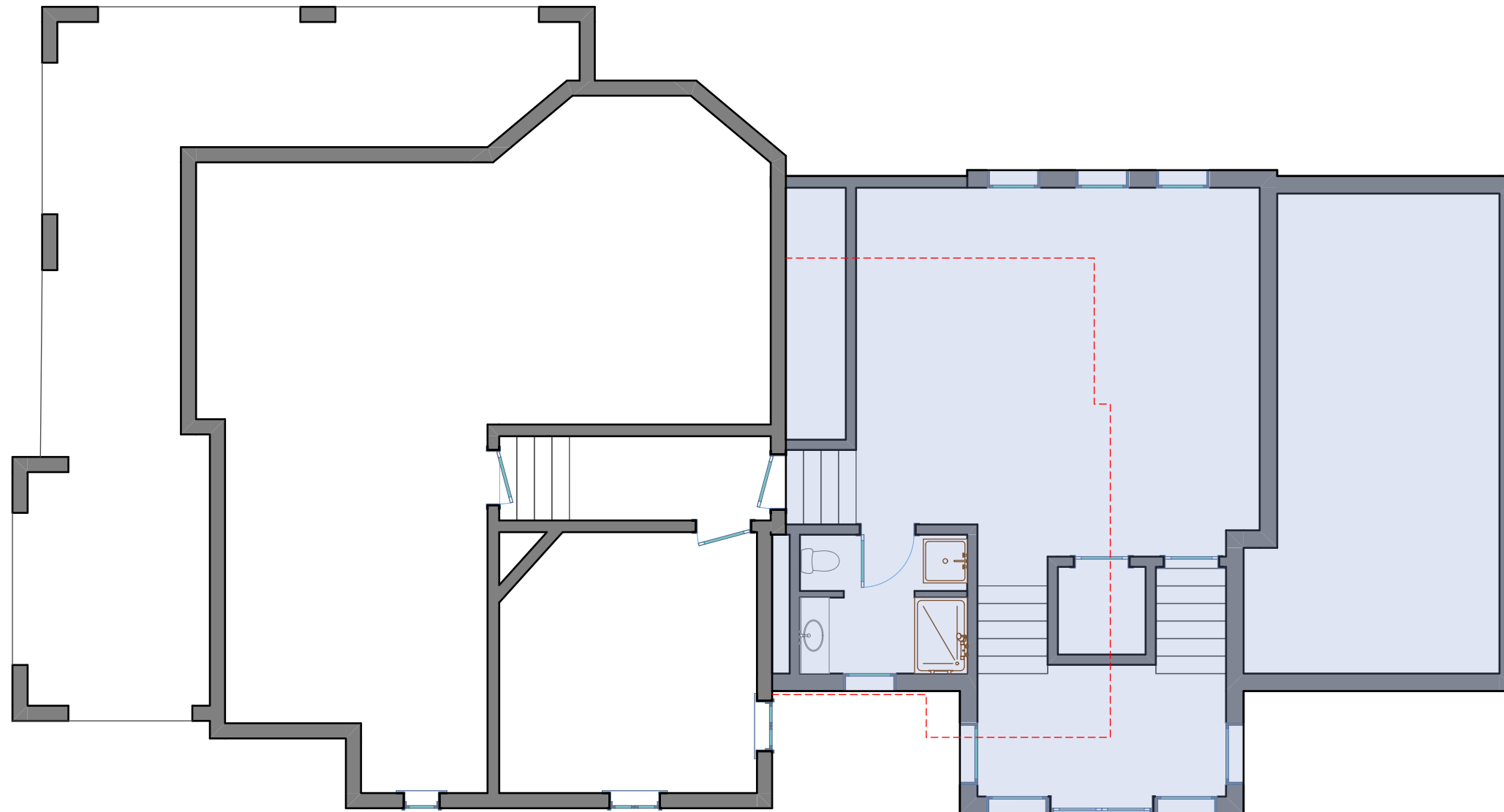
CONDITIONS

SOURCES

LANDMARK COMMISSION DEPARTMENT OF COMMUNITY DEVELOPMENT



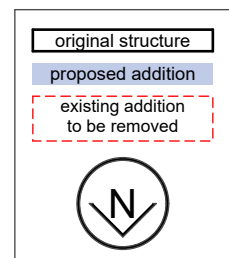
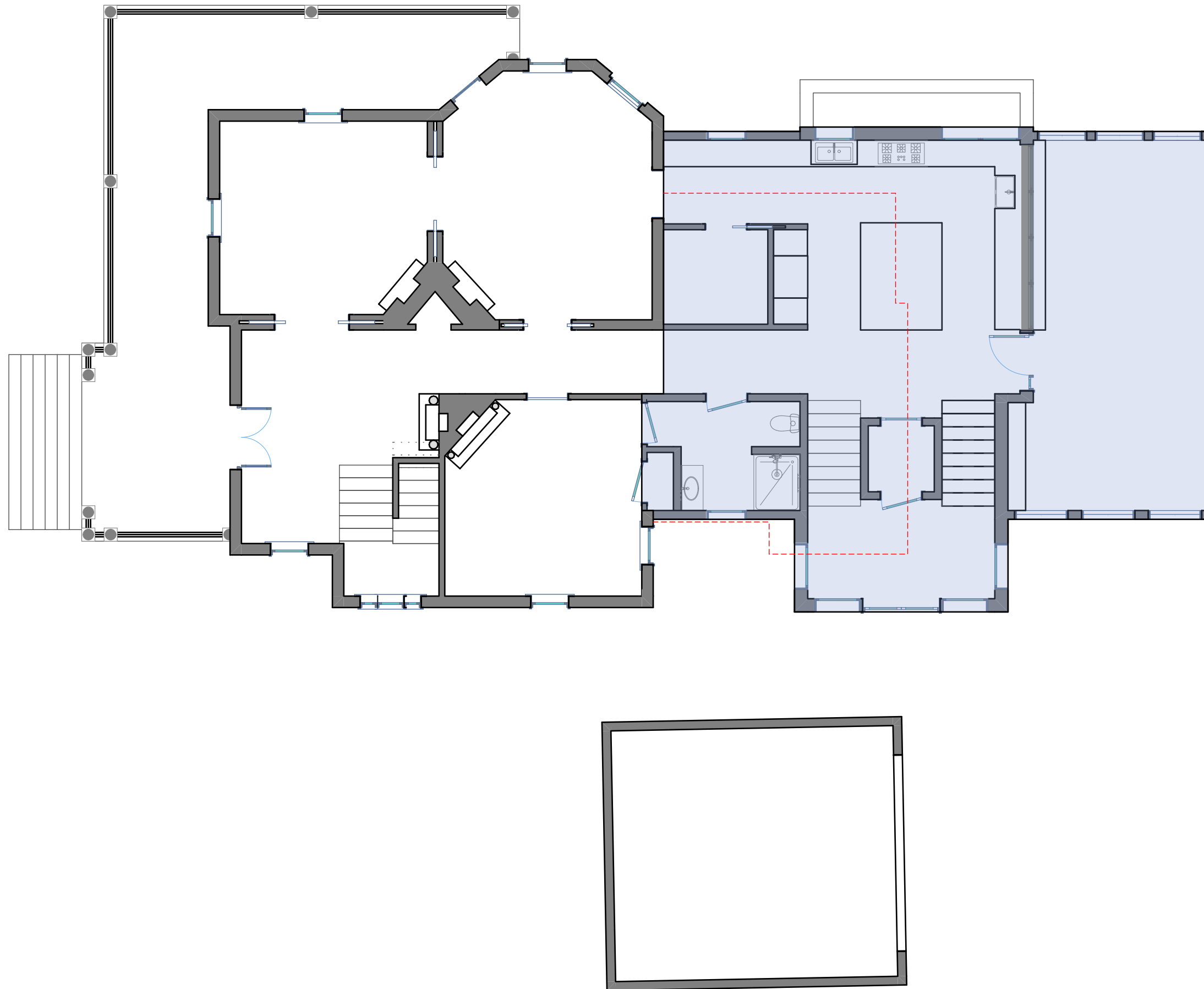


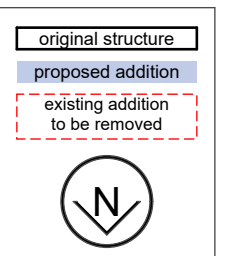
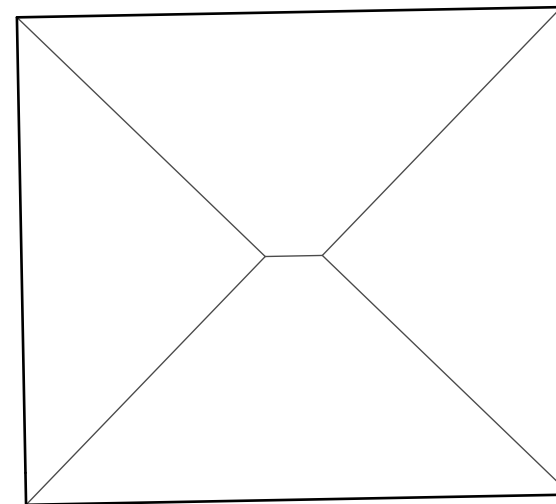
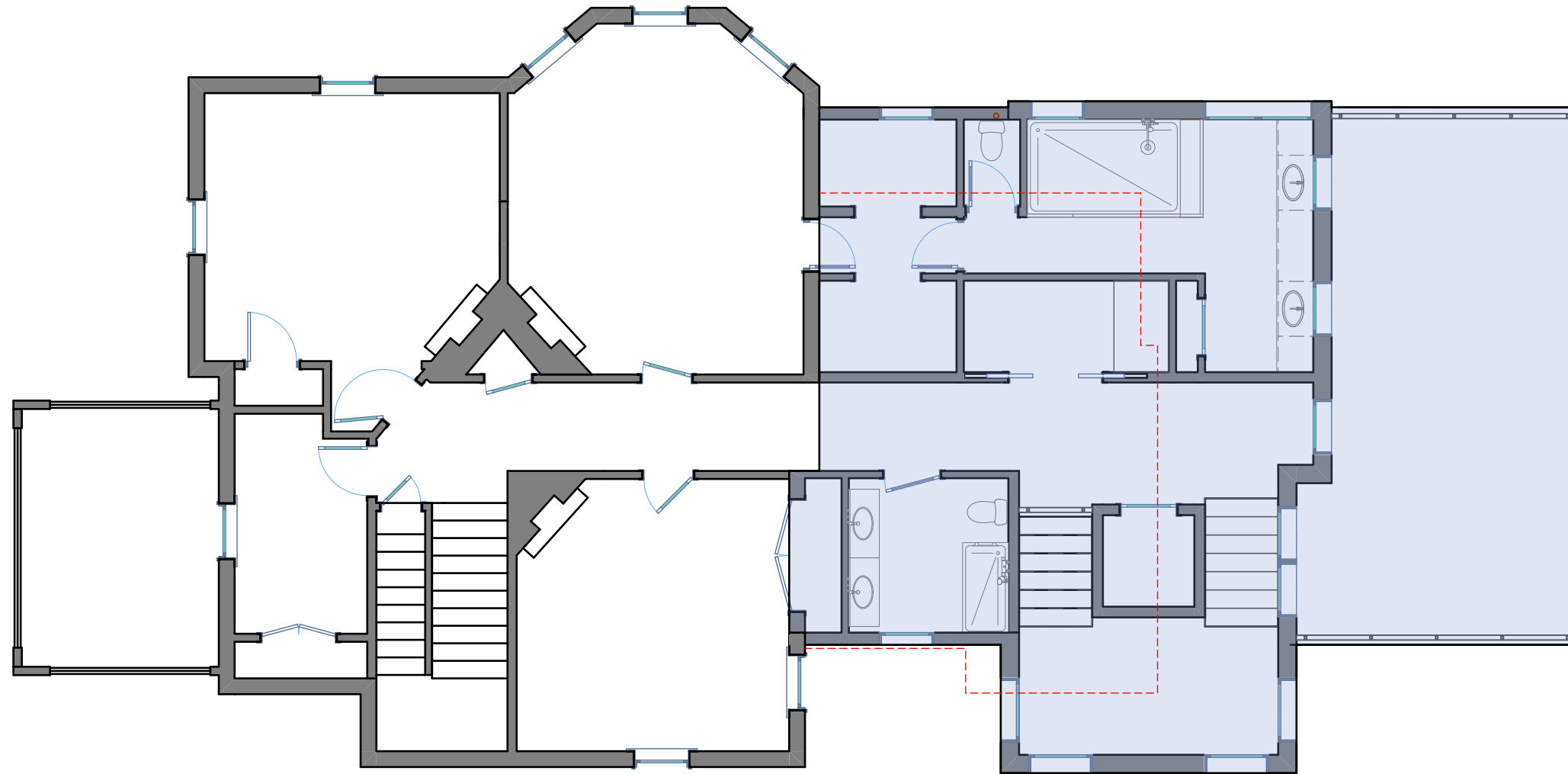


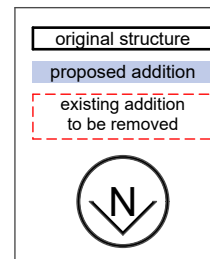
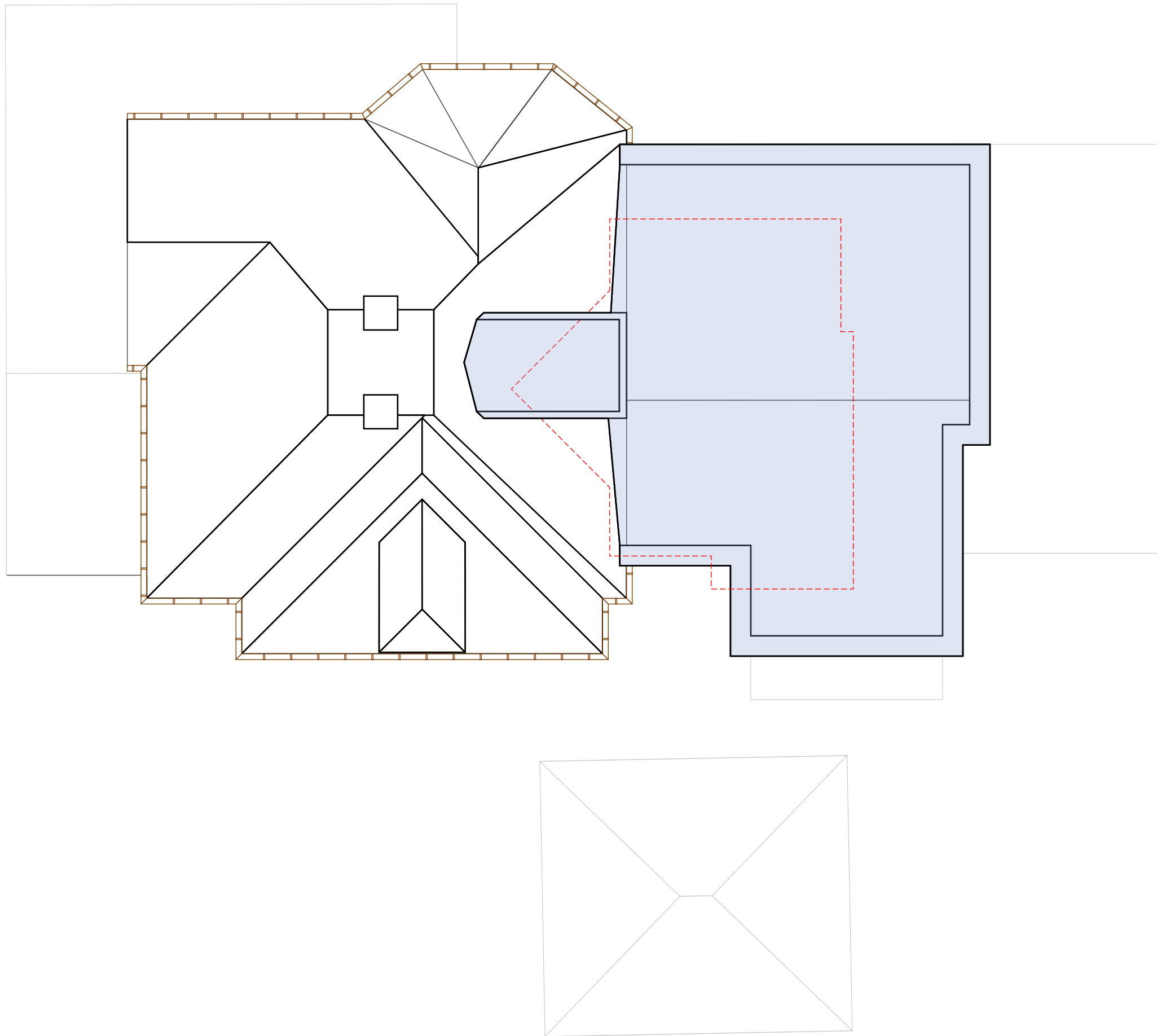
original structure

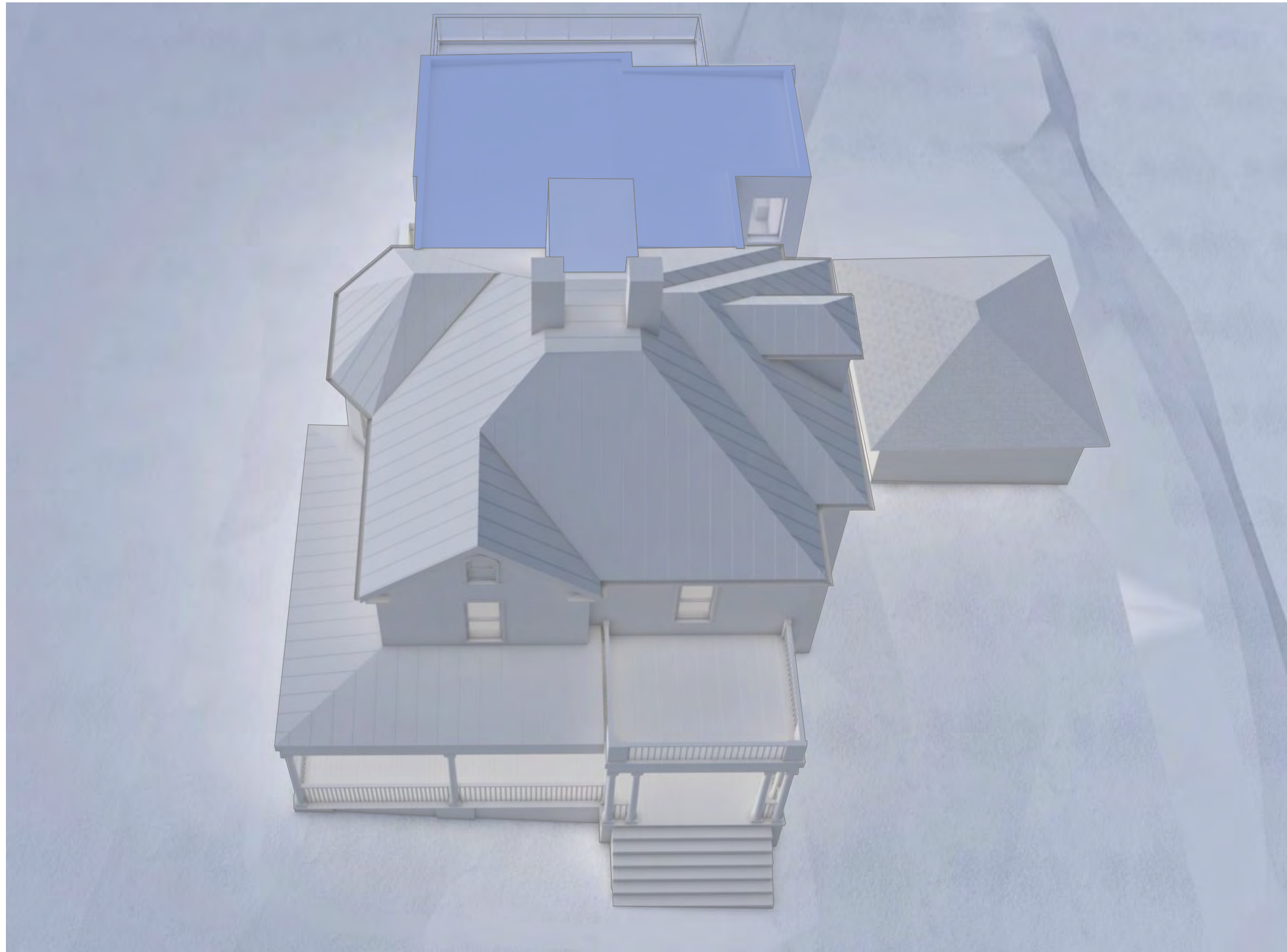
proposed addition

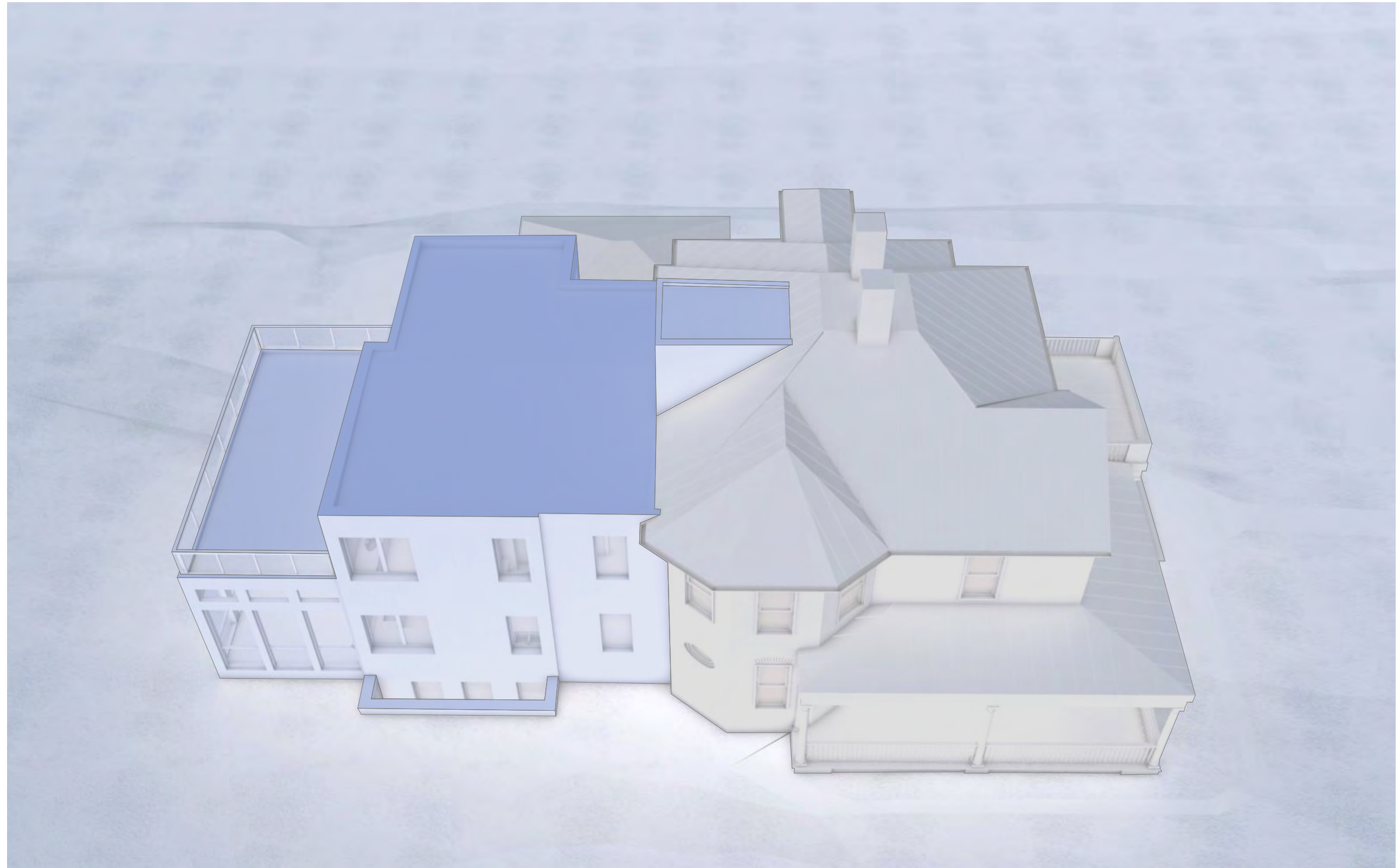
existing addition  
to be removed

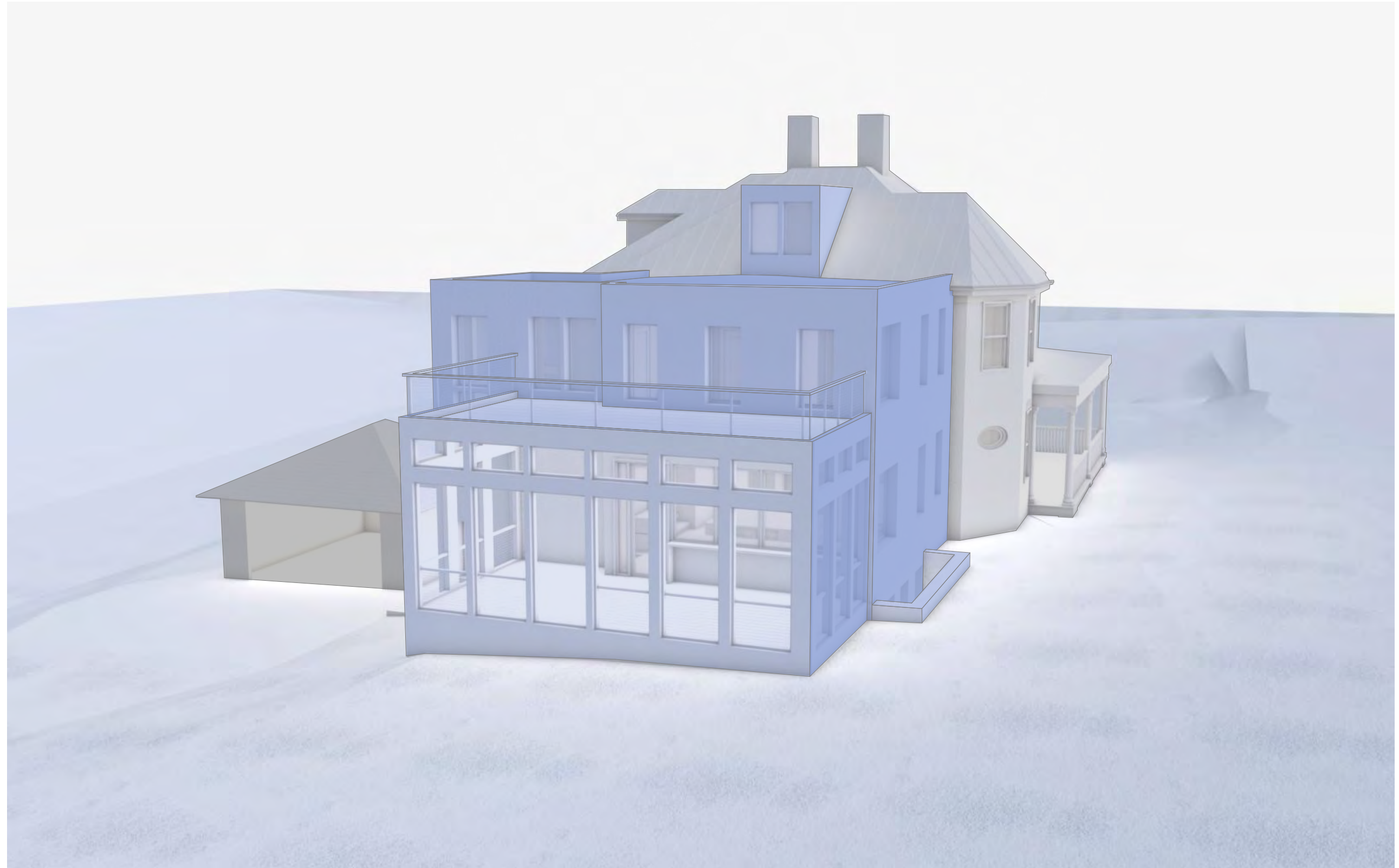


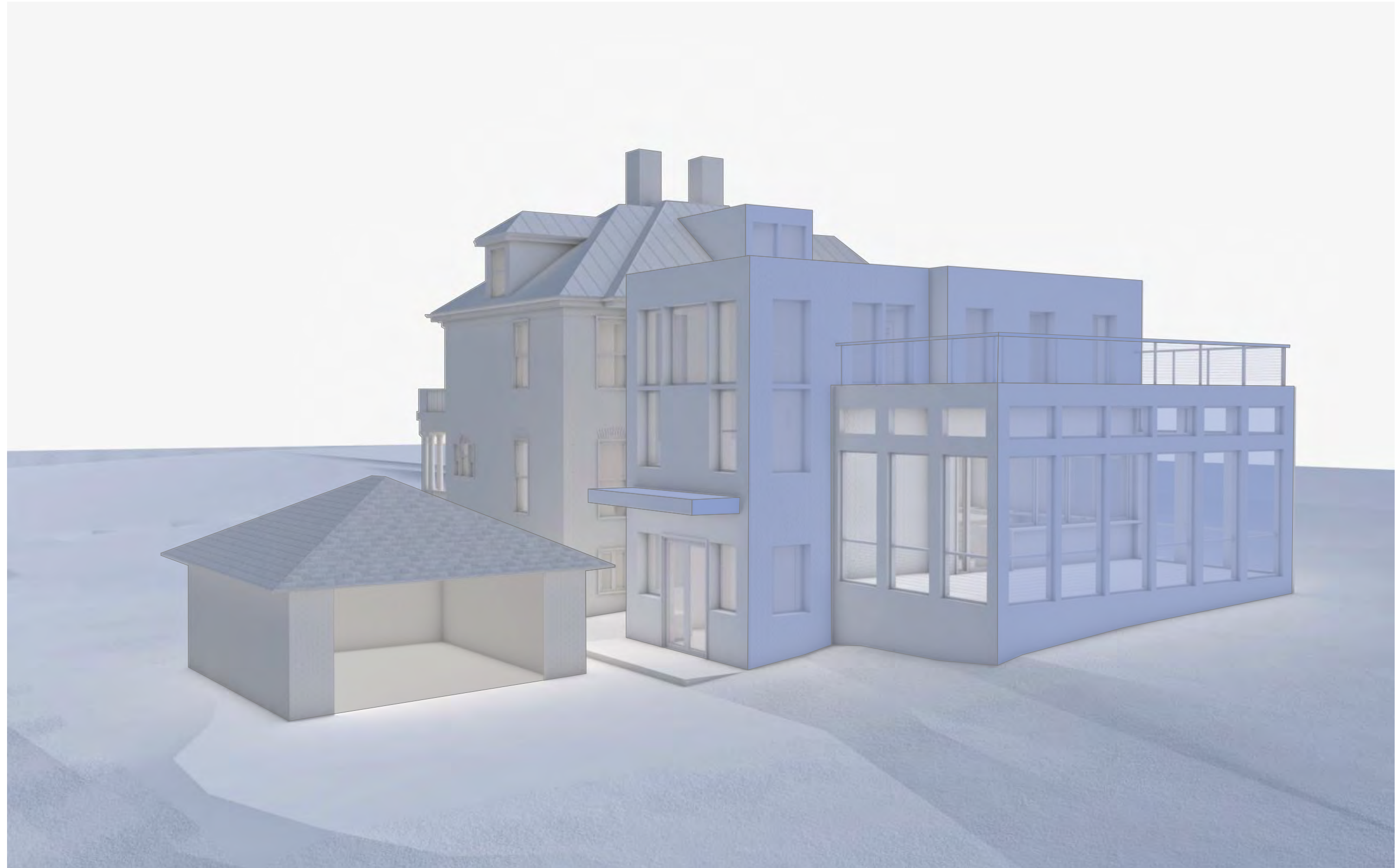


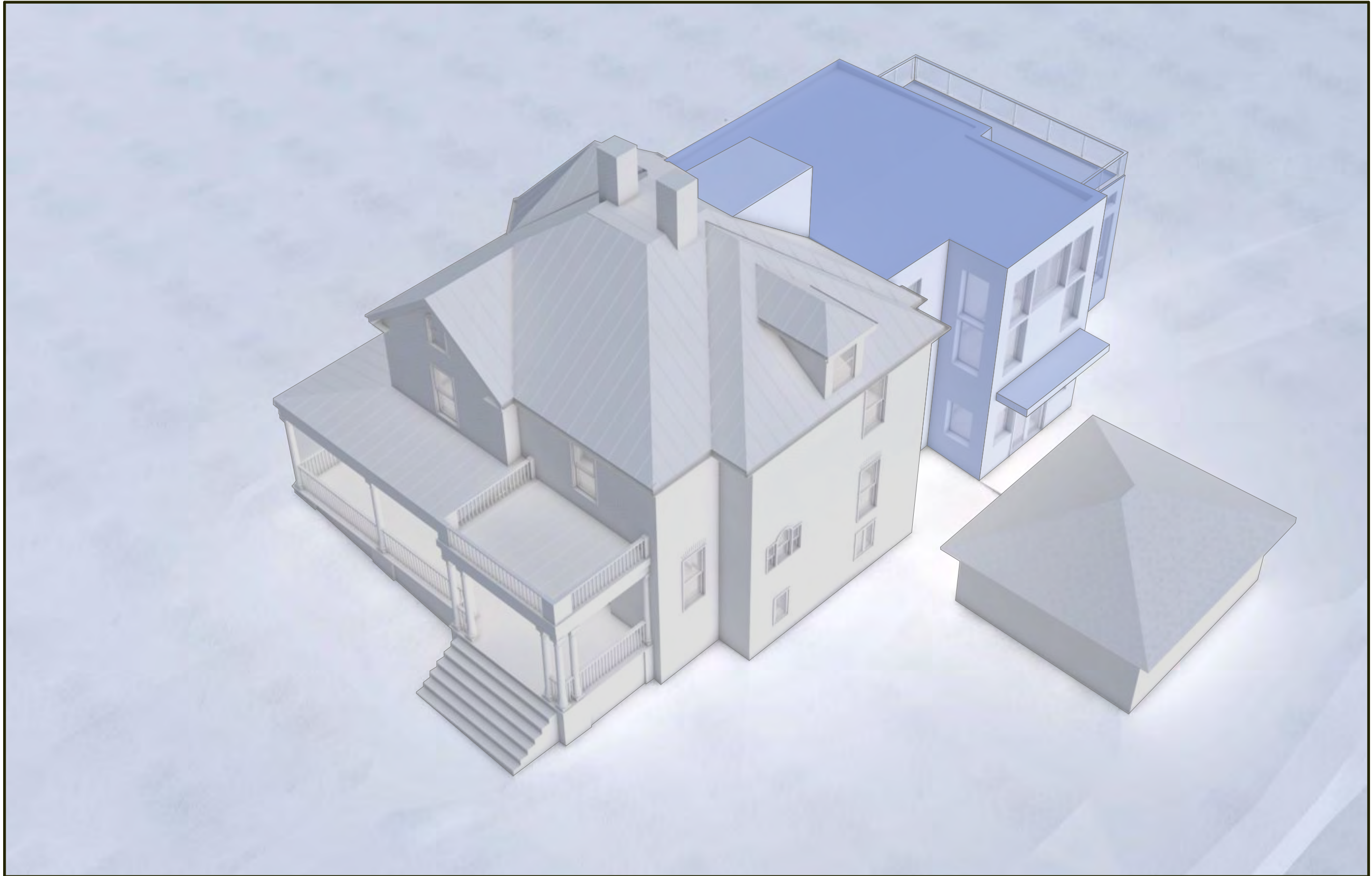










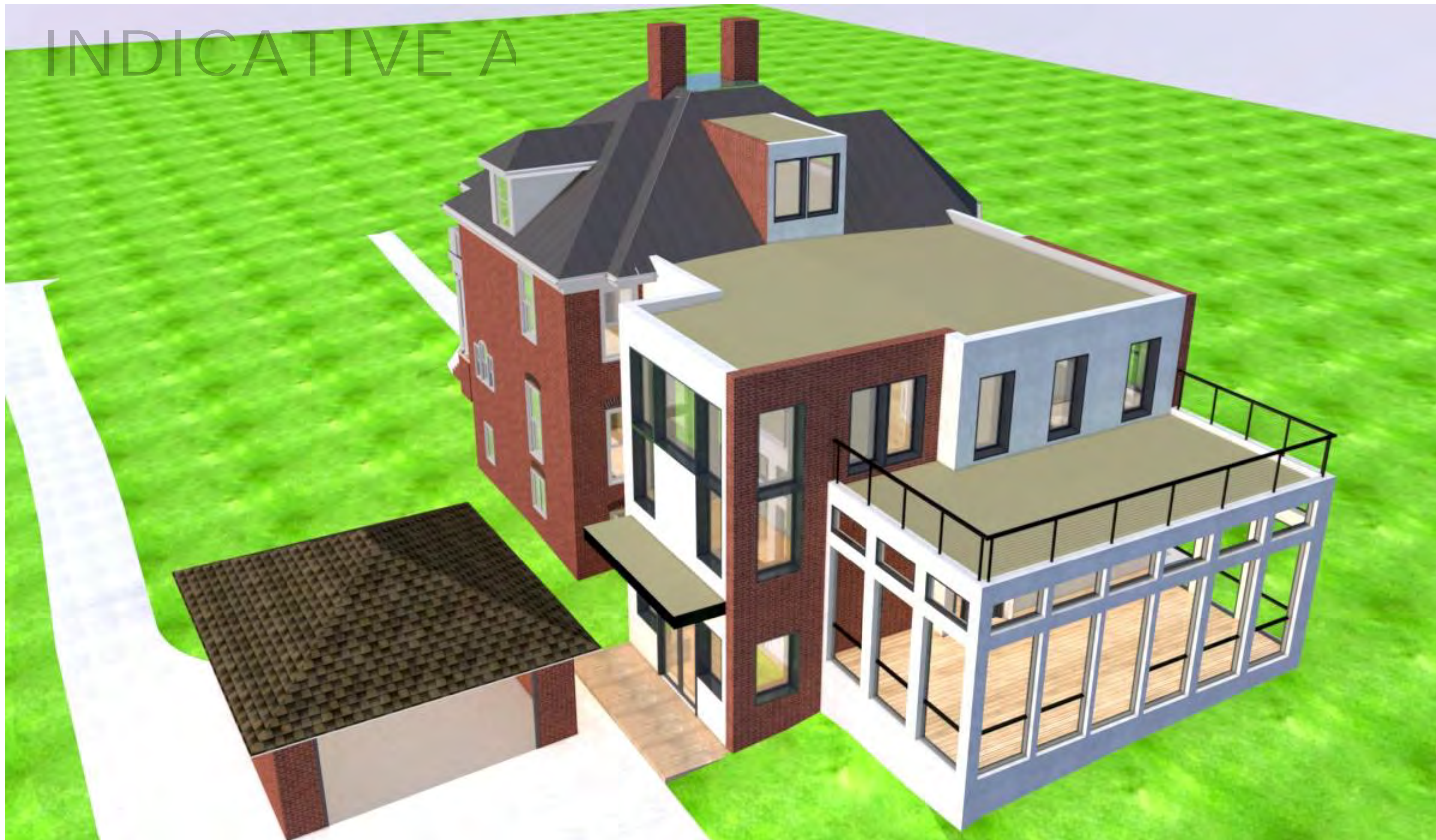






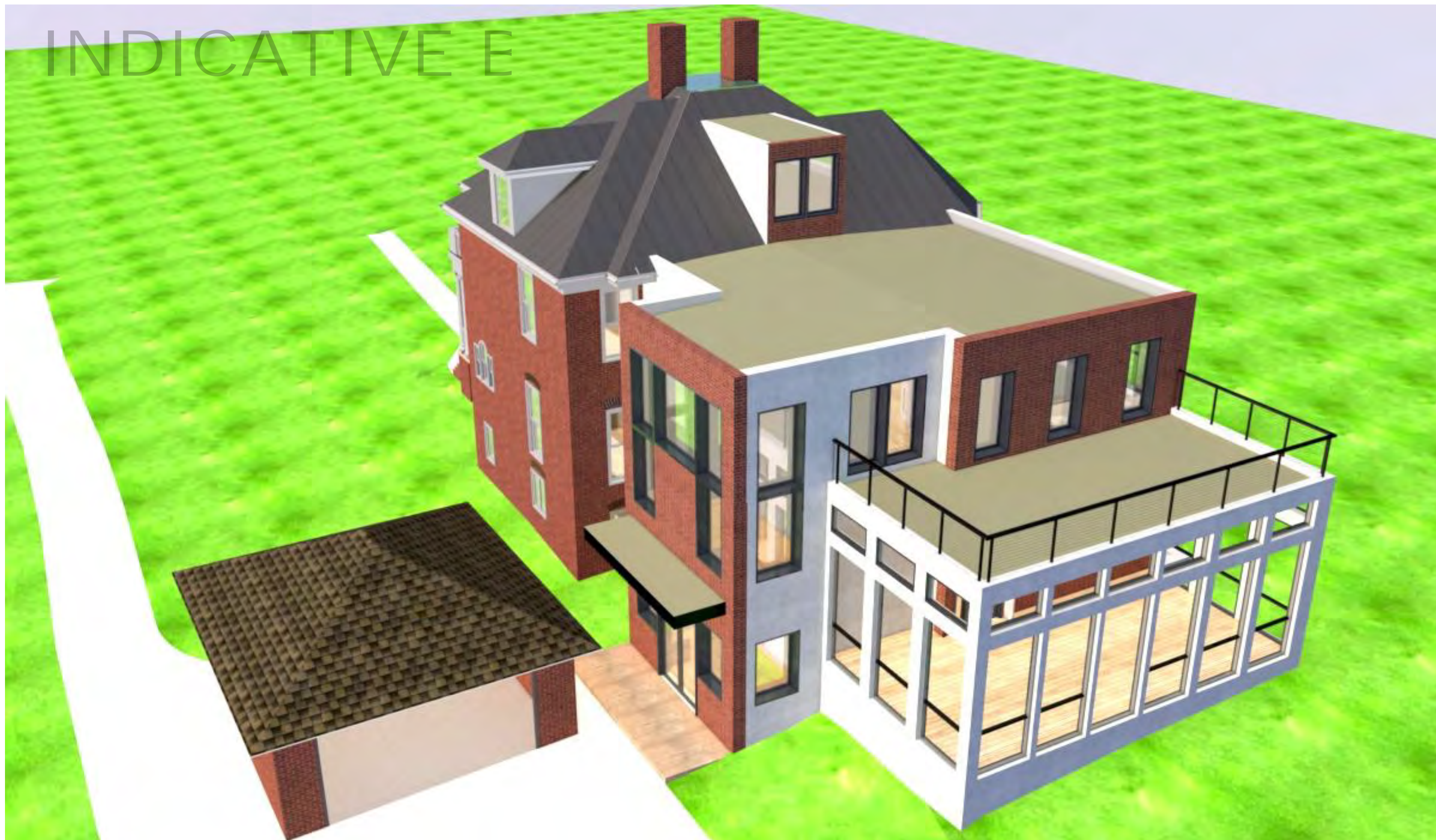
INDICATIVE A





INDICATIVE E





INDICATIVE C



INDICATIVE C



## Werner, Jeffrey B

---

**From:** patrick tennant <donpatrico@hotmail.com>  
**Sent:** Monday, February 26, 2024 1:09 PM  
**To:** Werner, Jeffrey B  
**Subject:** LETTER TO B.A.R. RE: 747 PARK STREET

**WARNING:** This email has originated from **outside of the organization**. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Mr Werner  
Please forward this to the BAR members.  
Thanks  
Patrick Tennant

To: Board of Architectural Review  
City of Charlottesville  
P.O. Box 911  
Charlottesville VA 22902

Dear B.A.R. Members,  
I live at 751 Park Street, next door to the Suttles' property at 747.

The Suttles have kindly shared with me their thoughtful plans for restoring 747 Park Street including an addition in the rear, and I'm fully supportive.

747 Park has for many years been in sore need of care and attention; and, especially, proper use. It's good for all of us in the neighborhood to have a family move in willing to tackle the substantial investment in time and money required.

Kind regards

Patrick Tennant

Board of Architectural Review  
City of Charlottesville  
PO Box 911  
Charlottesville, VA 22902

February 27, 2024

To the Board:

We are the owners and occupants of 743 Park St and are writing this letter in support of the Suttle's restoration and proposed addition on on their home at 747 Park St. Our home is also in the historic district and the previous owners restored the home and created an addition in a similar manner that has both made the house livable in the 21<sup>st</sup> century and been true to its historic roots, as has our exterior restoration. We trust that the Suttles have a similar approach and encourage the board to approve their application. We are happy that the property was purchased by a family as committed to an aesthetically pleasing and period-loyal renovation as the Suttles.

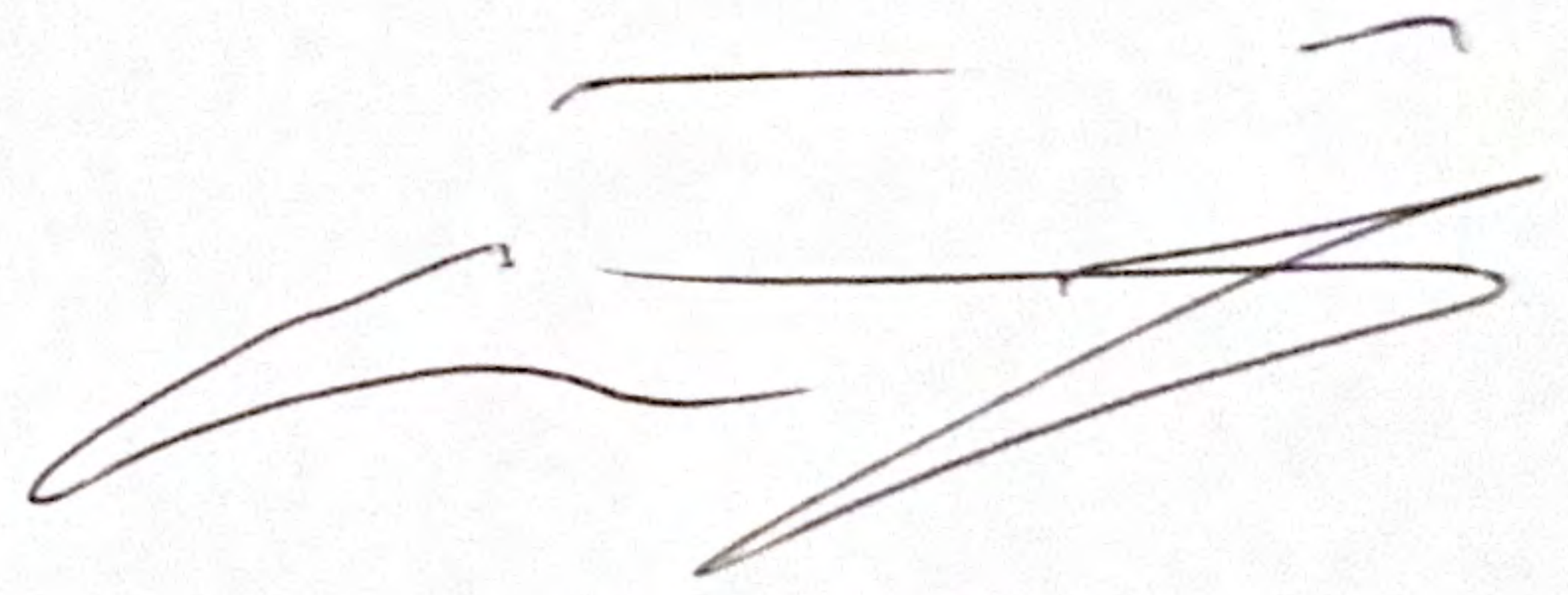
We believe that their plans will add to, not detract from, the historic nature of the neighborhood, and very much welcome their improvements to the property. We extend them our utmost support and hope that the board will be able to do the same.

Please do not hesitate to contact us with any questions.

Sincerely,



Amita Sudhir  
743 Park St  
Charlottesville VA 22902  
(434) 296-9445



Aaron Freilich

William Randolph Taylor

504 Park Hill

Charlottesville, VA 22902

(434) 249-8600 mobile

3/5/24

Dear Board of Architectural Review,

My wife and I own 504 Park Hill and our backyard shares a property line with the Suttles' property. The previous owner of 747 Park did not maintain the house or the yard, so we're thrilled to have a family move in that intends to fix up the property. The painting of windows and doors the Suttles have already done are a significant improvement over the condition of the house just 12 months ago. I write in full support of their plans for restoring and a proposed addition at 747 Park Street, and encourage the Board to approve their application.

Sincerely,

A handwritten signature in dark ink, appearing to read 'William Taylor', with a stylized, flowing script.

William Taylor

Board of Architectural Review  
City of Charlottesville  
P.O. Box 911  
Charlottesville, VA 22902

Dear Jeff Werner,

I wholeheartedly endorse the renovation plans proposed by my neighbors, The Suttles, for their property at 747 Park Street. As the owner of 736 Park Street, residing directly across from their property, I have reviewed their plans and fully support their restoration and rear addition project.

The Suttles' dedication to enhancing the property while preserving its historical integrity is commendable. Their thoughtful approach, maintaining the historic front portion of the house while adding a rear addition, reflects their commitment to architectural preservation and community aesthetics.

Over the past year, we have observed significant improvements made by the Suttles, including painting windows and doors, removing rusted car parts from the yard, and clearing dead trees. These efforts have transformed the property and positively impacted the entire neighborhood.

I respectfully urge the Board to approve the Suttles' application for renovation work at 747 Park Street. Their plans not only enhance the beauty and charm of our neighborhood but also contribute to the overall improvement of our community.

Thank you for considering my endorsement for the Suttles' project. If you require further information or clarification, please feel free to contact me.

Sincerely,

Grant Watts

# **747 Park Street**

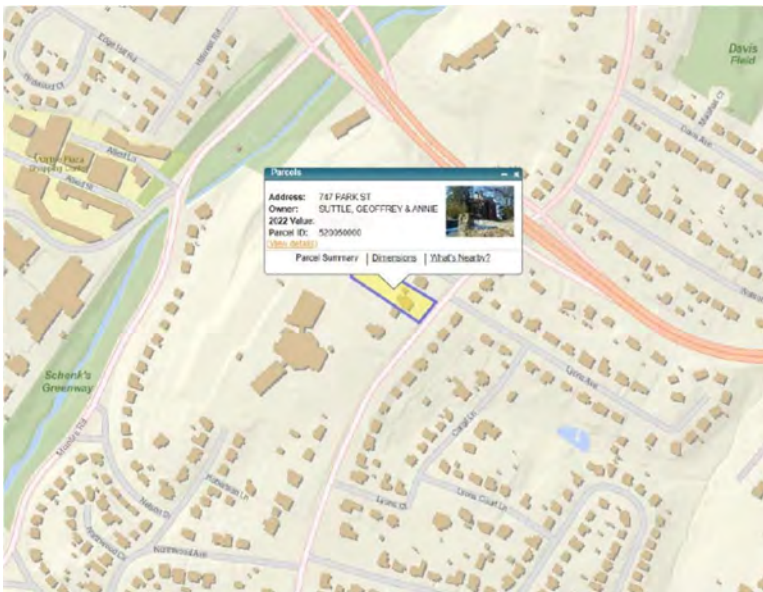
From January 2023 Preliminary Discussion

## 747 Park Street: Introduction & Overview of Proposed Rehabilitation

### Parcel & Property Details

Address: 747 Park Street  
Owner: Geoffrey & Annie Suttle  
Parcel Number: 520050000  
Zoning: R-1H  
Style: 2-Story Late Victorian Brick Veneer with Hipped Roof  
Year Built: c.1904

### Surrounding Area & Architectural Design Control District

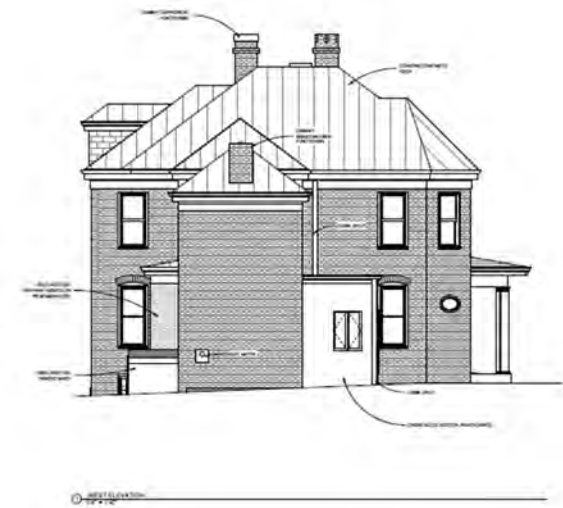


### Existing Conditions: Exterior Photos





Existing Conditions: Elevations



## Proposed Rehabilitation: Elevations



## Proposed Rehabilitation: Pertinent Scope

Roof	Replace existing standing-seam metal roof with new standing-seam metal roof; existing roof is missing paint, rusted, and leaking at the ridge of the chimney, in the lower valleys, and around the corners
Cornice & Trim	Repair wood cornice and exterior trim; replace sections that cannot be salvaged; existing cornice and trim is exposed, rotted or missing entirely
Masonry	Repoint and repair brick exterior and interior-ridge chimneys; brick exterior is missing mortar and shows step cracking in some areas; chimneys are in advanced state of deterioration, are missing mortar, have loose brick, and one chimneys has been capped by sheet metal
Wrap-Around Front Porch	Shore up footings and reinforce structural elements of wrap-around front porch to arrest continued deterioration; wrap-around porch and roof line shows wood decay, have separated from the house on the south side, and brick footings are missing mortar and have settled
Deteriorating Rear Additions	Remove three small, substandard additions in rear of house that were not original to the structure, including the bathroom extending from kitchen wall (mortar and brick color are different from - and poorly integrated into - original

	structure), external entrance to the basement (painted brick in advanced state of deterioration, with asphalt roof), and laundry room (painted cinder block poorly integrated into original structure)
New Rear Addition	Construct an addition in rear of house with a footprint of approximately 239 sq. ft. (new footprint of 93 sq. ft. plus existing footprint of 146 sq. ft. currently occupied by cinder block laundry room); the addition increases the existing footprint of approximately 2,257 sq. ft. by 5% but will not be visible to passing pedestrians
New Rear Porch	Construct a porch in the rear of the house with a footprint of approximately 537 sq. ft.; this porch increases the existing footprint of approximately 2,257 sq. ft. by 24% but will not be visible from to passing pedestrians
Windows	Repair, restore or replace window sashes; existing sashes have broken or missing glass, have peeling paint on exterior or are entirely exposed, and have elements that have rotted or are otherwise in advanced state of deterioration; none of the sashes currently function and a number of sashes would disintegrate if one were to attempt to raise or lower them

### Proposed Rehabilitation: Compliance with Design Guidelines

III. New Construction & Additions	
B. Setback	✓ Setback is not changing; addition is in the rear of existing structure
C. Spacing	✓ Spacing is not changing; addition is spaced farther from the property line than the existing structure
D. Massing & Footprint	<ul style="list-style-type: none"> <li>✓ Footprint and massing of structure with proposed addition is consistent with, and in many instances less than, surrounding historic dwellings [D.2]</li> <li>✓ Upper level of addition is stepped back by adding porch and using sympathetic materials [D.3.b]</li> </ul>
E. Height & Width	<ul style="list-style-type: none"> <li>✓ Addition respects the directional expression of surrounding buildings [E.1]</li> <li>✓ Addition does not change overall height or width of current structure [E.2]</li> <li>✓ Addition reinforces human scale of the historic district by including porches and decorative features consistent with character of sub-area [E.5]</li> </ul>
G. Roof	✓ Hipped metal standing-seam roof design, materials and textures are consistent with existing structures in the immediately surrounding historic district; flat roof over the addition is consistent with existing historic structures in immediately surrounding area
K. Street-Level Design	✓ Street level facades are unchanged, provide visual interest to the passing pedestrian and do <u>not</u> have blank walls [K.1]; addition is in the rear of the existing structure and not visible to passing pedestrians
L. Foundation & Cornice	<ul style="list-style-type: none"> <li>✓ Respect the height, contrast of materials, and textures of foundations [L.2]</li> <li>✓ Adheres to preference for wood or metal cornices [L.4]</li> </ul>
M. Materials & Textures	<ul style="list-style-type: none"> <li>✓ Proposed brick exterior is compatible with and complementary to neighboring buildings [M.1]</li> <li>✓ Adheres to preference for use of brick to strengthen the traditional image of residential areas of historic districts [M.2]</li> <li>✓ Exterior trim woodwork, decking and flooring will be painted, or stained solid if not visible from public right-of-way [M.11]</li> </ul>
N. Paint	<ul style="list-style-type: none"> <li>✓ Red brick is proposed for addition as deemed appropriate [N.2]</li> <li>✓ No unpainted masonry surfaces will be painted [N.3]</li> </ul>
O. Details & Decorations	✓ Details proposed for the addition are limited, and are consistent with and related to the architecture of the surrounding context and district [O.1]

P. Additions	<ul style="list-style-type: none"> <li>✓ Addition is limited in size, will increase the existing footprint by only 5% (93 sq. ft.) and will be tucked into an area in the rear of the house currently occupied by previously-constructed unsuitable cinder block addition [P.1.b]</li> <li>✓ Addition is proposed for the rear of house and will not visible from the street [P.2.a]</li> <li>✓ Design of the addition compliments and does not destroy the historic material that characterizes the property by restoring portions of the northern exterior and avoiding the use of modern elements or non-traditional color schemes [P.3.a]</li> <li>✓ The addition is differentiated from the old and compatible with the massing, size, scale, and architectural features of the property; proposes to use similar color and size brick but different bond and cornice that is similar in style and massing but simpler with fewer details than the original structure [P.3.b]</li> <li>✓ Addition integrates into the original structure to update the use for 21<sup>st</sup> century but is done so in manner that, if such addition was to be removed in the future, the essential form and integrity of the building would be unimpaired [P.6.a]</li> <li>✓ Addition utilizes offsets and step-backs in order to avoid using the same wall plane, roof lines, and cornices of the existing structure [P.6.b]</li> </ul>
IV. Rehabilitation	
B. Façades & Storefronts	<ul style="list-style-type: none"> <li>✓ Conducted research to determine the design of the original building and early changes [B.1]</li> <li>✓ Conducted exploratory demolition to determine what original fabric remains and its condition [B.2]</li> <li>✓ Propose to remove inappropriate materials covering the façade including the substandard cinder block laundry room and deteriorating painted brick exterior entrance to cellar [B.3]</li> <li>✓ Propose to restore original elements including brick exterior, decorative details and cornice [B.5]</li> <li>✓ Proposed work seeks to avoid use of unpainted wood, vinyl siding, aluminum siding and other materials that are incompatible with the building or within the specific district [B.10]</li> <li>✓ Proposed work does not introduce inappropriate architectural elements where they never previously existed [B.11]</li> </ul>
D. Entrances, Porches & Doors	<ul style="list-style-type: none"> <li>✓ Original details and shape of porches will be retained, including the outline, roof height and roof pitch [D. 1]</li> <li>✓ Masonry, wood, and metal inspected for open joints, peeling paint, deterioration, and rust, and will be repaired [D.2]</li> <li>✓ Damaged elements including cornice and trim detail will be repaired, matching the detail of the existing original fabric to the extent practical [D.3]</li> <li>✓ Entrance and porch will not be stripped of historic materials or detail [D.5]</li> <li>✓ More importance has been afforded to the front and side porches than utilitarian back porch [D.6]</li> <li>✓ The front entrance and wrap-around porch important in defining the building's overall historic character will not be removed or radically changed [D.7]</li> <li>✓ The original size and shape of the front entrance door opening will be maintained [D.8]</li> <li>✓ No original door openings are proposed to be filled in [D.13]</li> <li>✓ Stock sized doors that do not fit the opening properly or are not compatible with the style of building are not proposed [D. 15]</li> <li>✓ Transom windows and sidelights will be retained [D.16]</li> </ul>

E. Cornice	<ul style="list-style-type: none"> <li>✓ Cornice will be well sealed and anchored [E.1]</li> <li>✓ Cornice will be repaired to the extent practical; sections will only be replaced if they cannot be salvaged [E. 2]</li> <li>✓ Elements of original composition such as brackets or blocks will not be removed unless replaced with new ones of a like design [E.3]</li> <li>✓ Materials, decorative details and profiles of the existing original cornice design will be matched with new ones of a like design when making repairs [E.4]</li> <li>✓ Original cornice will not be replaced with new cornice that conveys a different period, style, or theme [E.5]</li> <li>✓ If cornice is missing, the replacement will be based on physical or documented evidence, or barring that, be compatible with the original building [E.6]</li> <li>✓ Cornices will not be wrapped or covered with vinyl or aluminum [E.7]</li> </ul>
F. Foundation	<ul style="list-style-type: none"> <li>✓ When repointing or rebuilding deteriorated porch piers, original materials will be matched as closely as practical [F.3]</li> <li>✓ Where masonry has deteriorated, steps will be taken as outlined in the masonry section of IV. Rehabilitation [F.4]</li> </ul>
G. Roof	<ul style="list-style-type: none"> <li>✓ When replacing the standing seam metal roof, the width of the pan and the seam height will be consistent with the existing to the extent practical [G.1]</li> <li>✓ Original roof pitch and configuration will be maintained [G.3]</li> <li>✓ The original size and shape of dormers will be maintained [G.4]</li> <li>✓ The two interior-ridge chimneys that contribute to the style and character of the building will be maintained [G.6]</li> <li>✓ No vents, skylights, additional stories, or other new elements visible on the primary elevations are proposed [G.9]</li> </ul>
H. Masonry	<ul style="list-style-type: none"> <li>✓ Masonry features including walls, brackets, railings, cornices, window surrounds, pediments, steps, and columns important to defining the overall character of the building will be retained [H.1]</li> <li>✓ Respect will be paid to the size, texture, color, and pattern of masonry units, as well as mortar joint size and tooling, when repairing or replacing masonry features [H.2]</li> <li>✓ Mortar strength, composition, color, and texture will be duplicated to the extent practical when repointing masonry [H.3]</li> <li>✓ Original joints will be matched and original joint width will be retained when repointing [H.4]</li> <li>✓ Unpainted masonry will not be painted [H.5]</li> </ul>
I. Wood	<ul style="list-style-type: none"> <li>✓ Rotted and missing sections of wood will be repaired instead of replaced in their entirety to the extent practical [I.1]</li> <li>✓ Wood elements will be replaced only when they are rotted beyond repair [I.2]</li> <li>✓ Vinyl will not be substituted for wood railing or trim [I.3]</li> </ul>
J. Synthetic Siding	<ul style="list-style-type: none"> <li>✓ Synthetic siding will be avoided [J.1]</li> </ul>
K. Paint	<ul style="list-style-type: none"> <li>✓ Paint will not be removed from wood trim and architectural details; trim or details where paint is removed will be repainted [K.1]</li> <li>✓ Unpainted masonry will not be painted [K.2]</li> <li>✓ Colors that blend with and complement the overall color schemes on the street will be utilized [K.3]</li> <li>✓ The number of colors will be limited [K.4]</li> <li>✓ Appropriate paint placement will be used to enhance the inherent design of the building [K.5]</li> </ul>
L. Rear of Buildings	<ul style="list-style-type: none"> <li>✓ Mechanical and utility equipment will be consolidated and screened [L.2]</li> </ul>

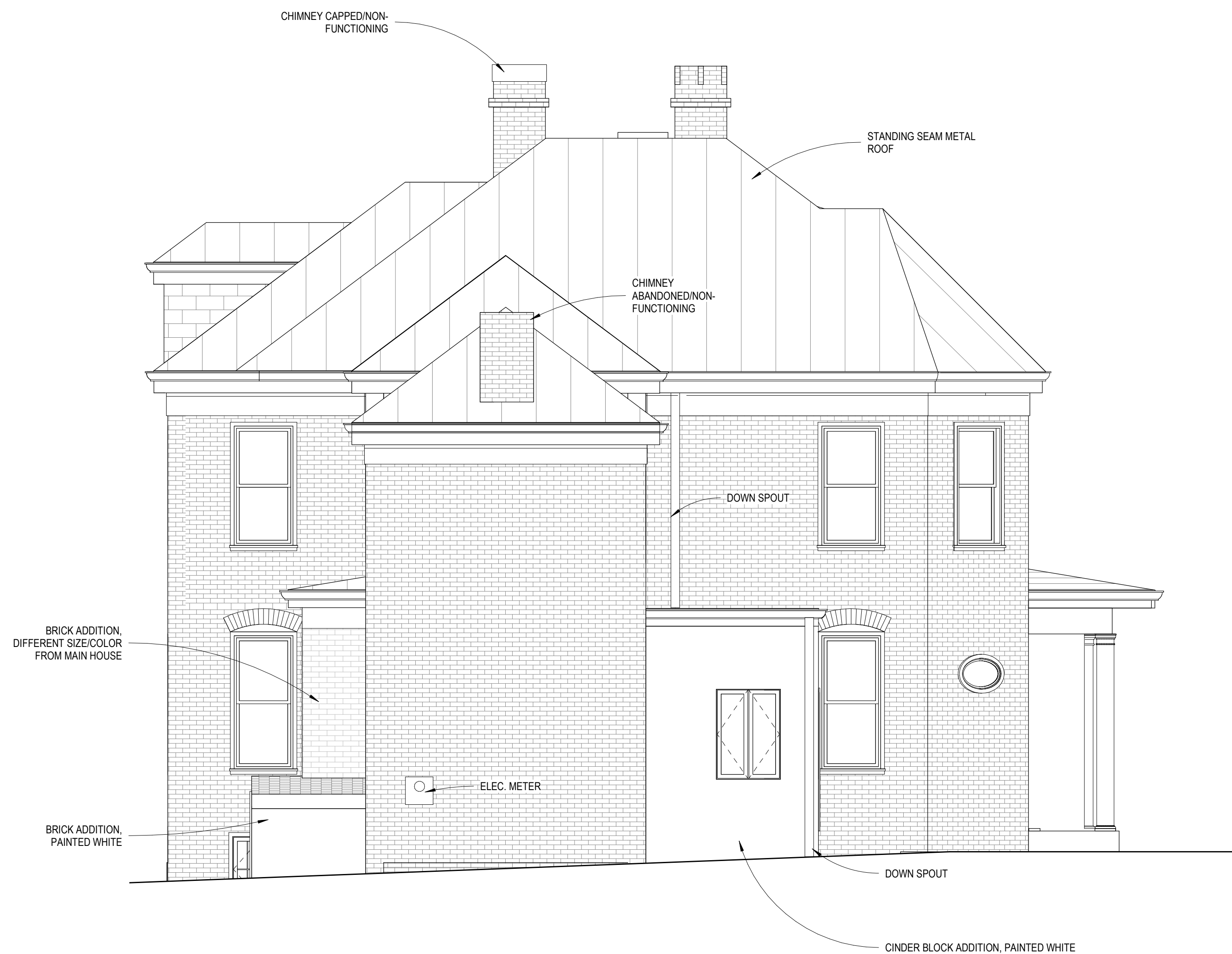
- ✓ Planters and plantings will be added to enhance and highlight the rear entrance [L.3]
- ✓ Chain link fencing will not be used [L.11]
- ✓ Design of the lighting will relate to the historic character of the building [L.13]
- ✓ Rear porches will be well maintained and well lit, and will meet building codes [L.17]



① EAST FACADE  
1/4" = 1'-0"



② NORTH FACADE  
1/4" = 1'-0"



① WEST ELEVATION  
1/4" = 1'-0"



② SOUTH ELEVATION  
1/4" = 1'-0"



① EAST FACADE  
1/4" = 1'-0"



② NORTH FACADE  
1/4" = 1'-0"



① WEST ELEVATION  
1/4" = 1'-0"



② SOUTH ELEVATION  
1/4" = 1'-0"

