



*Planning Division • Community Development*

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July 9, 2018

TO: Historic Preservation Commission  
FROM: Anne Leslie Nygaard, AICP, Planner II  
SUBJECT: Regular Meeting, Monday, July 16<sup>th</sup>, 2018 at 3:45 p.m., in the 2<sup>nd</sup> Floor  
Conference Room City Hall, 900 Church Street. The HPC Applications Committee Meeting begins at 3:15 p.m. before all regularly scheduled items -- applicants not required to attend but may wish to do so.

The following items will be addressed:

**1. Election of Officers**

**2. Consent Agenda**

- a) Minutes for June 18, 2018 meeting
- b) Administrative COAs
- c) New owners for May 2018

**3. Old/New Business**

- a) **ACTION:** Request of William and Carole Watson to modify their property at 1014 Harrison Street by capping two chimneys at the rear of the house. Clay tile inserts raise the level of the chimney top so that the cap can be attached to the raised top. The remaining opening will be closed with concrete or mortar. (HPC1806-0004)
- b) **ACTION:** Request of Gospel Community Church to update the signage and paint trim on the property at 1301 Rivermont Avenue by 1) updating the current monument style signs to reflect a change in church name, new color scheme, and repair rotting lumber, 2) update color scheme on directional signage (handicap entrances, office entrances, etc), 3) add four inch standoff brushed aluminum or nickel numbers and letters above the triple entry/office doors display the address and 4) paint off-white trim around triple entry/office doors facing Rivermont Avenue to match the dark gray of the main sign. (HPC1806-0007)
- c) **ACTION:** Request of Immanuel Christian Church to modify the property at 1018 Rivermont Avenue by adding a sign stating the name of the church property on the front of the building. (HPC1806-0008)
- d) **ACTION:** Request of Nancy Brandt and Kevin Brandt to modify their property at 2021 Rivermont Ave by 1) adding two arch top casement windows on each side of the sleeping porch, 2) wrapping the entry stair on the street side of kitchen wing, 3) locating the kitchen entry door onto the rear façade, and 4) replacing the current window in the dining room with a French door. HPC1807-0001
- e) **ACTION:** Request of Anna Chytla to modify the property at 2001 Rivermont Avenue. See comprehensive list on following page, some site work may have been approved previously:

**Site work:** 1) repairing pathways as necessary for continued use, 2) converting the asphalt drive to the south of the house into a grass lawn, 3) reconfiguring the asphalt parking area to the south of the building in order to meet City of Lynchburg zoning standards, 4) reconfiguring sidewalks to connect to the building entries from the parking area.

**Doors to historic house:** 1) repairing the historic doors as necessary for continued use, 2) restoring the front door to its historic inswinging configuration, 3) removing the non-historic rear door and sidelights and replacing them with a wood half-light door with wood sidelights and 4) removing and replacing the non-historic door at the rear stair with a new wood door, to match the historic door in the basement.

**Windows to historic house:** 1) repairing and maintaining the windows, including reglazing and rebuilding, as necessary for continued use, 2) doing exploratory demolition of the interior face of the walls at the recessed Tudor arch panels to confirm if the panels were ever larger windows; if the said windows were ever larger windows then they will be restored to the larger configuration; if the current configuration appears to be the historic arrangement, it will be maintained with the existing casements repaired as necessary for continued use, 5) repairing the lead glass windows as necessary for continued use and 6) removing all metal vents and screening at the basement level windows and repairing the windows as necessary for continued use.

**Roof and drainage to historic house:** 1) repairing the slate roof tiles, 2) repairing the slate roof as required for water-tightness, 3) replacing the flat-roof at the top of the gables, which is not visible from the surrounding district, with a gray TPO membrane roof to prevent and stop leaks, 4) replacing the roofs over the front porch and projecting bays with gray TPO membrane roofs and 5) replacing the standing seam tin roof, over the rear porch, with standing seam metal roofing.

**Chimney of historic house:** repairing the brick masonry of the chimneys as necessary for stability

**Front entry of the school:** 1) removing the doors, windows, and wood paneling in their entirety and 2) reinstalling new aluminum or aluminum clad doors and windows and fiber cement panels and trim in a similar manner.

**Doors and windows of the school:** 1) removing all door and windows from this non-historic addition and replacing them with new aluminum or aluminum clad doors and windows in the current configuration, with the exception of the single exterior door on the upper/first level and 2) replacing the exterior door on the first level with a new aluminum or aluminum clad window.

**Roof and drainage of the school:** 1) either retaining and repairing the existing EDMP roof or replacing its entirety with a new TPO membrane roof, and 2) replacing metal parapet caps, through wall scuppers, and rain leaders with new prefinished metal parapet caps, scuppers, and rain leaders to match the existing profile.

**Exterior walls and trim of the gymnasium:** by repairing brick walls and stone subsills, including repointing, for continued use. Please refer to the following

section of windows and doors for proposed work on windows and doors in this section.

**Exterior windows and doors of the gymnasium:** 1) removing all windows and doors from this non-historic addition and replacing them with new aluminum or aluminum clad windows and doors in the current configuration, 2) adding two new aluminum or aluminum clad windows in new masonry openings within each structural bay on both the east and west walls of the gymnasium, 3) making all windows of the east wall assemblies on a fixed window above an awning window, 4) adding a new full-light door to serve as the main entrance to the proposed dwelling units in the school and gymnasium and 5) alternating the pairs of windows, in each structural bay, on the west wall between the proposed windows on the east wall and single awning windows with their heads aligned with the proposed larger windows in the adjacent bays.

**Roof and drainage of the gymnasium:** 1) removing the TPO membrane roof down to the wood roof deck below and replacing it with prefinished gray standing seam metal roofing and 2) adding new box gutters and downspouts to match the proposed standing seam roofing to replace the existing gutters and downspouts.

**Outbuilding:** 1) removing the double door and sidelights and replacing them with a new aluminum or aluminum clad door assembly in the same configuration, 2) removing the plywood and wood stair and floor structure in their entirety and 3) removing the door to the gymnasium and infilling the wall.  
(HPC1806-0011-14)

Next Meeting Date: August 20, 2018

“Ladies and gentlemen: Historic preservation is a public purpose established under Virginia law and the City of Lynchburg’s Zoning Ordinance. The Historic Preservation Commission, or HPC, is appointed by City Council to conduct reviews in accordance with established design guidelines. The HPC’s focus is the exterior of properties and the development and maintenance of appropriate settings and environments in designated historic districts.

Alternately, if a property is eligible for historic designation but not yet designated, when federal funds are involved in the acquisition or alteration of the property, the HPC is charged with reviewing the work to be done using modified criteria. The criteria may be different than that used in designated historic districts.

In consideration of succeeding generations, the oversight entrusted to the HPC is intended to preserve historic places and their contribution to the culture of our community. Each application heard today is considered on its own merit and is not considered as a precedent for any other application.”