# CITY OF CHARLOTTESVILLE

"A World Class City"

## Department of Neighborhood Development Services

City Hall Post Office Box 911 Charlottesville, Virginia 22902 Telephone 434-970-3182 Fax 434-970-3359 www.charlottesville.org



August 19, 2010

Michael and Ashley McMahon 332 Clark's Tract Keswick, VA 22947

Certificate of Appropriateness Application

BAR 10-04-06
301 5<sup>th</sup> Street SW
Tax Map 29 Parcel 104
Mitchell/Matthews, Architect/ Michael and Ashley McMahon, Owners
Shed and addition demolitions, new addition and site work

Dear Mr. and Mrs. McMahon,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 17, 2010.

Approved (6-1 with Ayres against) as submitted with the following conditions: Hand-crimped galvalume roof to be used on the main portions of the roof [and no commercial ridge vent on either the addition or original structure], and an alternate material (such as terne metal) considered for the mansard roofs above the porch and bay window; and a revised site plan that considers an edge (hedge or wall) along Dice & 5th Streets; and size and configuration of paved areas and confirmation of materiality in that area, to be submitted for administrative review in consultation with appropriate board members.

Please submit the revised site plan and information to staff for review. If you choose to replace the porch and bay window roofs, please include the specific material.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in one year (August 17, 2011), unless within that time period you have either: been issued a building permit for construction of the improvements

if one is required, or if no building permit is required, commenced construction. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of construction, please contact me for an inspection of the improvements included in this application.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP Preservation and Design Planner

cc:

Mitchell Matthews Architects PO Box 5603 Charlottesville, VA 22905

# CITY OF CHARLOTTESVILLE BOARD OF ARCHITECTURAL REVIEW STAFF REPORT August 17, 2010



Certificate of Appropriateness Application
BAR 10-04-06
301 5<sup>th</sup> Street SW
Tax Map 29 Parcel 104
Mitchell/Matthews, Architect/ Michael and Ashley McMahon, Owners
Shed and addition demolitions, new addition and site work

#### Background

301 5<sup>th</sup> Street SW (before 1876) is an individually protected property. It is also a contributing structure in the Fifeville and Tonsler Neighborhoods (National and State Register) Historic District. A one-story frame rear wing was added in 1907, with a frame second story added before 1920. It was replaced with a one-story cinderblock wing that was later extended to both sides.

<u>August 18, 2009</u> - The BAR approved (8-0) the certificate of appropriateness application (to rehabilitate the front porch, repair or replace deteriorated elements, rebuild the chimneys above the roofline, replace the roof, repair the rear brick wall, and regrade the yards and redesign site walls) with the following conditions: the detail and resolution for the site retaining wall at the sidewalk, as well as the restoration of the wall at the areaway and detail for the new front door shall be brought back to the BAR for approval. The other work included in the proposal is approved as submitted.

April 20, 2010 – The BAR had a preliminary discussion regarding demolishing a rear addition and sheds; and adding a new rear addition and site work. In general, the BAR applauded the idea of removing the rear sheds and addition; liked the concept of a new addition, but thought the proposal is excessively large and overwhelms the house; suggested a perpendicular bar or another simpler footprint; questioned the commercial-looking window groupings, pergola, and large eaves; details are more Arts & Crafts than Victorian like the house. They like opening the corner, using a contrasting material, and 2/2 windows.

<u>June 15, 2010</u> - Approved (6-2 with Ayres and Schoenthal opposed) demolition of sheds and rear addition, as well as general massing, scale and proportion of the new addition in concept only, with the provision that details related to the building envelope of the addition, precise window placement, and roof configuration, as well as details related to site design, colors, and materials all be submitted back to the BAR for final review.

## **Application**

The applicant is requesting a certificate of appropriateness to build a new rear wood frame addition. The application addresses design details, materials, and colors. The applicant is also requesting approval of the site design.

Proposed materials are stucco siding, color pearl; hand-crimped galvalume roofing, color unfinished; wood trim and window cladding color ivory; stair tower windows, trim, and stucco, color Hartford green.

The applicant also proposes to replace the standing seam metal roof on the existing building with a galvalume roof.



Other clarifications:

Aluminum clad windows are proposed, However, custom windows, if used, may require that some or all of the windows be painted wood.

The rear basement level entry and the porch above have pairs of shutters can be closed for privacy. On the porch level a railing is located behind the shutters.

The owner would like to try to keep the changes to the original house to a minimum. Repairs to the original house will match existing.

The existing historic "moat" surrounding the existing building will remain as is. Any repair work will match existing. The owner is not planning to reconstruct it as previously requested.

The owner would like to remove the existing fences along 5<sup>th</sup> and Dice Streets and bring the grade up to the sidewalk; a new fence there is not proposed.

The existing stone wall along 5<sup>th</sup> Street will remain and be repaired as needed to match existing.

A wood privacy fence is proposed along the rear and south (side) property lines. Additional information is /

## Criteria and Guidelines

### **Review Criteria Generally**

Sec. 34-284(b) of the City Code states that,

In considering a particular application the BAR shall approve the application unless it finds:

(1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and

(2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

# Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
  - 1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
  - 2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
  - 3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
  - 4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.

- 5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved.
- 6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
- 7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
- 8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
- 9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated form the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.
- (4) The effect of the proposed change on the historic district neighborhood;
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (8) Any applicable provisions of the City's Design Guidelines.

# Pertinent Design Guidelines for Additions:

#### P. 3.18 Additions

- 1. Function and Size
  - a. Attempt to accommodate needed functions within the existing structure without building an addition.
  - b. Limit the size of the addition so that it does not visually overpower the exisiting 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 vieweris 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.

# Pertinent Design Guidelines for Site Design:

p. 2.3

#### B. PLANTINGS

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

p. 2.4

#### 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 clues from nearby historic fences and walls.
- 7) Chain-link fencing, split rail fences, vinyl plastic fences, and concrete block walls in general should not be used.
- 8) If street-front fences or walls are necessary or desirable, keep them below four (4) feet in height and use traditional materials and design.
- 9) Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.
- 10) Avoid fences over six (6) feet in height.
- 11) Fence structure should face the inside of the fenced property.
- 12) Relate commercial privacy fences to the materials of the building. If the
  - a. commercial property adjoins a residential neighborhood, use brick or painted
  - b. wood fence or heavily planted screen as a buffer.
- 13) Avoid the installation of new fences or walls if possible in areas where there are no are no fences or walls and yards are open.
- 14) Retaining walls should respect the scale, materials and context of the site and adjacent properties.
- 15) Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.

p. 2.6

## E. WALKWAYS & DRIVEWAYS

- 1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
- 2) Limit asphalt use to driveways and parking areas.

- 3) Place driveways through the front yard only when no rear access to parking is available.
- 4) Do not demolish historic structures to provide areas for parking.
- 5) Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.

p. 2.9

# H. UTILITIES & OTHER SITE APPURTENANCES

- 1. Place overhead wires, utility poles and meters, antennae, trash containers, and exterior heat exchangers in locations where they are least likely to detract from the character of the site.
- 2. Encourage the installation of utility services underground.
- 3. Screen utilities and other site elements with fences, walls or plantings.
- 4. Antennae and communication dishes should be placed in inconspicuous rooftop locations.
- 5. Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.

## **Discussion and Recommendations**

Design of the privacy fence is needed. On the south side property line, the fence height should not exceed 4 feet beyond the front of the house toward Dice Street.

The proposed yard grades should be clarified. Bringing it up to the sidewalk grade may be problematic.

The material of the hardscape areas in the rear yard should be clarified.

Mechanical equipment must meet setbacks and be screened.

#### **Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and for Site Design, I move to find that the proposed addition and site design satisfy the BAR's criteria and are compatible with this property and other properties in this district, and that the BAR approves the application as submitted (or with the following modifications).
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admin approval unfre of paved surfaces
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# Board of Architectural Review (BAR) Certificate of Appropriateness

Please Return To: City of Charlottesville

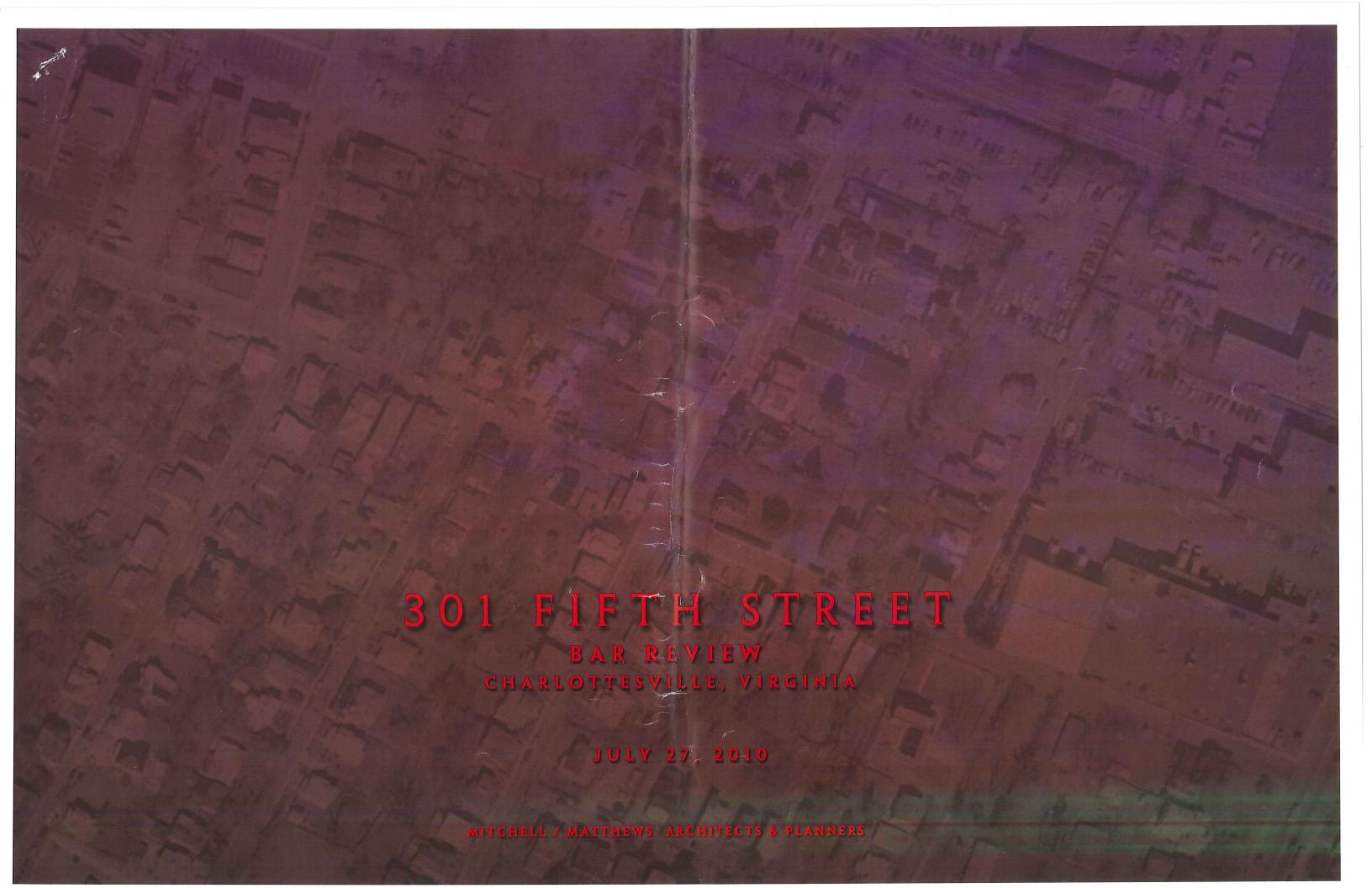
10-0068

Department of Neighborhood Development Services
P.O. Box 911, City Hall
RECEIVED

Charlottesville, Virginia 22902

Telephone (434) 970-3130 Fax (434) 970-3359

include \$100 application fee. For both types of projects, to owners. The applicant will receive an invoice for these no	cation fee. For all other projects requiring BAR approval, please to applicant must pay \$1.00 per required mail notice to property atices, and project approval is not final until the invoice has been al, please include \$100 administrative fee. Checks payable to the
Information on Subject Property Physical Street Address: 30 572 Givent SIN  City Tax Map/Parcel: 29-104	Name of Historic District or Property:  ———————————————————————————————————
Applicant Name: Mitchell / Matthews Avanteers Address: Po For 51603  Chamblesvill, A 22905  Email: P-K-Q mitchell mat The Ws. com Phone: (W) 424, 974, 7550(H)  FAX: 424, 974, 5220  Property Owner (if not applicant) Name: Michael & Ashley McMahon Address: 772 Clares Tract  Heshick VA 22947  Email: Mi McMalvo Q Yt. eAN Phone: (W) 424, 571, 31663 (H) 424, 531, 31663  FAX: 434, 2072, 4492	Signature of Applicant I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)    Color   Color   Color   Color
Description of Proposed Work (attach separate narration of Work of Mone addition of Straw and the submitted requirements (see reverse side for submitted requirements)    100     100     100	5
Fee paid: \$100 ° Cast (Ck.) 3050	Approved/Disapproved by:  Date:  Conditions of approval:



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# NARRATIVE

### Objective

The original, four room structure is too small to adequately serve as a residence for a family of four. The objective of this project is to work within real and growing budgetary constraints to thoughtfully and appropriately transform this extremely small, dilapidated building into a modest, but adequate, home for a growing family. Since our last submission, we have made significant changes to the building layout, mass, articulation and fenestration to address and incorporate comments received at the previous BAR meeting.

#### Location

301 5th Street SW is located at the intersection of 5th Street SW and Dice Streets in Charlottesville, Virginia. It lies in the Fifeville neighborhood district and is an individually protected property.

### Background

301 5th Street SW is known as the Shelton-Fuller House in the city of Charlottesville. The National Register of Historic Places Registration Form for the Fifeville and Tonsler Neighborhoods Historic District describes it as follows:

"The Shelton-Fuller House at 301 5th Street SW is the third of this group of fairly large vernacular brick I-houses constructed in the mid-19th century on land in the eastern part of the district. Constructed ca. 1870 by John Fry, probably on speculation, the two-story, three-bay brick dwelling features a façade laid in a sevencourse-American-with-Flemish-bond pattern and the side and rear walls and raised brick foundation laid in seven-course American bond. The house is an example of a fairly ornate Victorian interpretation of the common vernacular I-house form and has a bellcast standing-seam metal gabled roof, deeply overhanging bracketed eaves, a central front gable, 2/2-sash wood windows, two semi-exterior-end brick chimneys that pierce through the eaves, and a five-light transom and three-light sidelights around the front door. Both the projecting polygonal front bay window and the onebay front porch have mansard roofs. The use of a shallow mansard roof as a decorative element on a porch or projecting bay window was observed on approximately 15 dwellings in the district. This late-19th-century Victorian feature is somewhat unique to this area of Charlottesville and may be associated with a particular builder, who as of this time has not been identified."

The nomination report also notes "a *l-story frame wing on a raised basement extends the full width of the rear of the house and appears to have been constructed in several sections.*"

Both the original structure and later additions are in need of significant repair and the Owner wishes to return the property to a habitable single family home.

#### Site

The driveway access is from Dice Street. A two-car garage will be provided in the basement level to furnish off-street parking and to minimize the impact on the rear yard. Landscaping, hardscaping and fencing are proposed, the details of which will be addressed in the subsequent submission.

# **Proposed Work**

The original 1870, four room structure will remain and the exterior appearance will be maintained in its current general state. Structural and cosmetic repairs will be addressed in a later submission.



The existing wood frame and masonry addition at the rear of the building will be removed as well as two large freestanding sheds in the rear yard. A new wood frame addition will be constructed to provide necessary living and bedroom space. The basement level of the addition will serve as a garage. Cues have been taken from the original house and the neighborhood for the development of an addition that is appropriate to both. The eave lines, roof pitches, and window configuration from the original structure as well as the basic house width (as seen from Dice Street) have been maintained in the new construction. The articulation of the sides and rear also incorporates elements found in additions made to surrounding residences. Consistent with other residences in the neighborhood, major materials on the addition include stucco, cementitious panels and trim, and glass.

# **Proposed Demolition**

To accommodate the proposed renovations, the following demolition will be required:

- Removal of the existing wood frame and masonry addition at the rear of the building.
- · Removal of the two existing free-standing sheds in the rear yard.
- Other miscellaneous demolition of site items or building components that may be required as part of the repairs to the original structure will be addressed in a later submission.

# PROJECT DATA

Location:

301 Fifth Street SW

Shelton Fuller House

Site Area:

7,746 sf (0.178 acres)

Zoning:

Existing: R-ISH

Proposed: R-ISH

Use:

Existing: Residential

Proposed: Residential

Height:

**Building Area:** 

Existing: 2 stories + basement

Proposed: 2 stories + basement

Tax Map & Parcel Number:

TMP 29-104

Original 1870 structure:

Proposed Addition:

First Floor = 565 nsf Second Floor = 545 nsf First Floor = 803 nsf Second Floor = 797 nsf

Total = 1,11

1,110 nsf

Total =

1,600 nsf

Existing living area (after demolition):

1,110 nsf.

Proposed living area;

2,710 nsf.

## Notes:

- 1. Basement areas not included.
- 2. All quantities, areas and dimensions are approximate and subject to change as the project is refined.

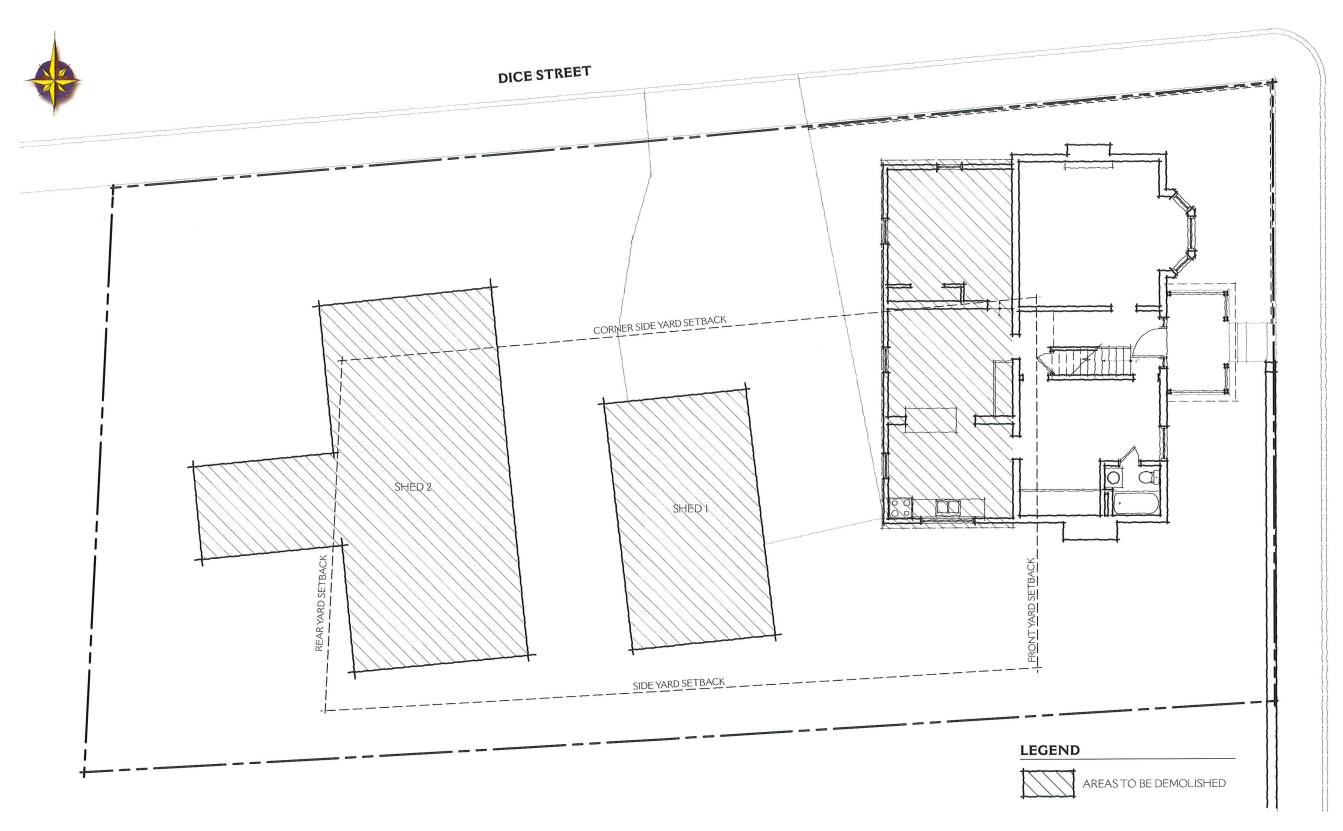






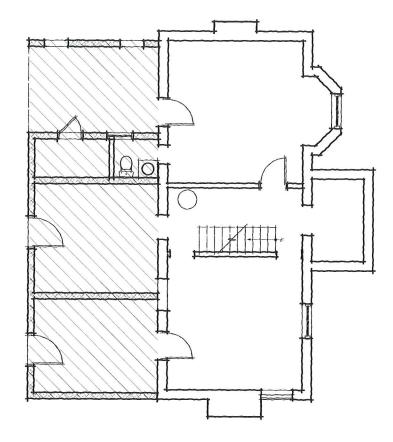
AERIAL





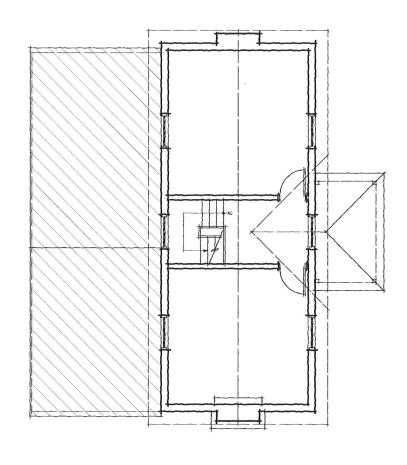






**BASEMENT** 

DICE STREET FIRST FLOOR



SECOND FLOOR

**LEGEND** 

5TH STREET SW

1111

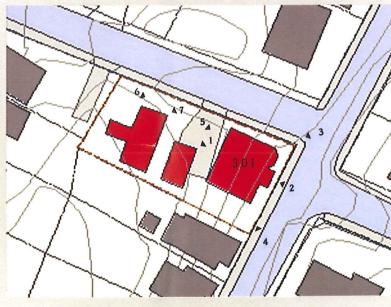
AREAS TO BE DEMOLISHED

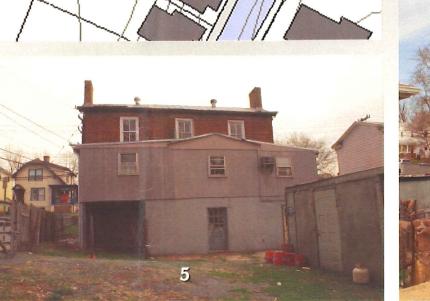


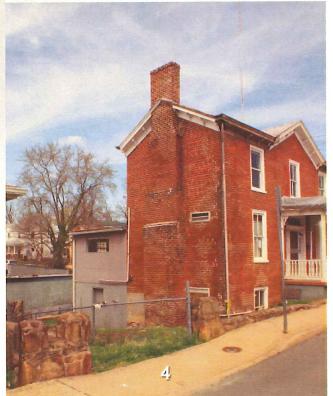


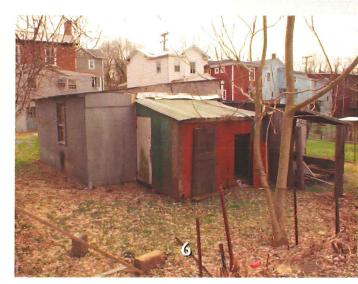










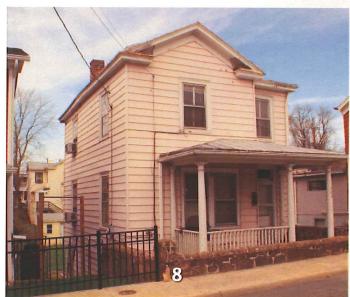




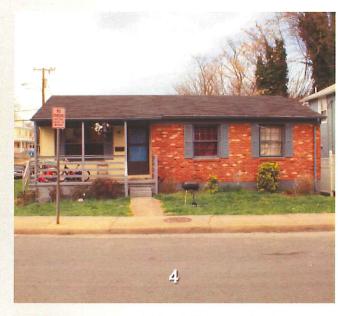








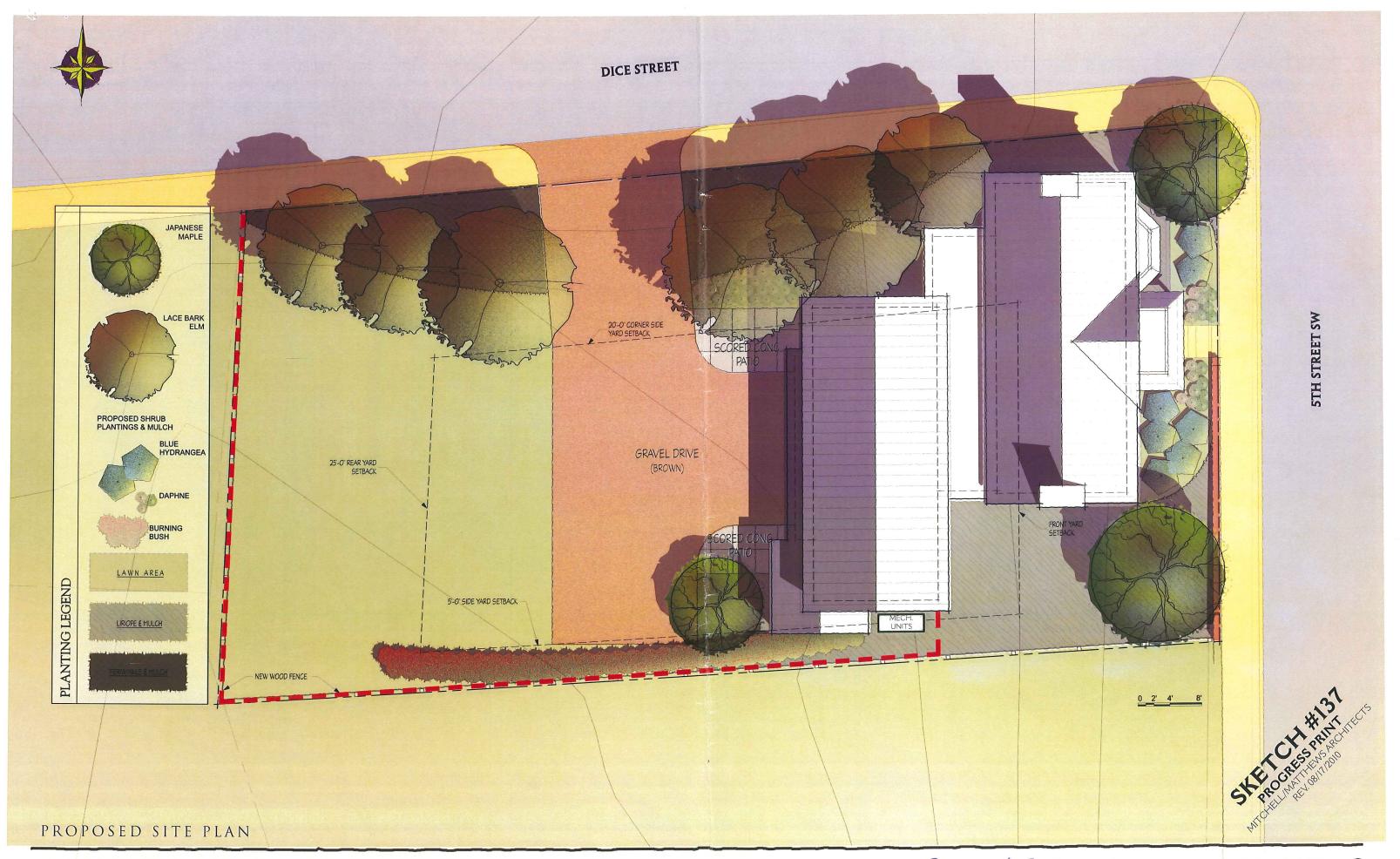


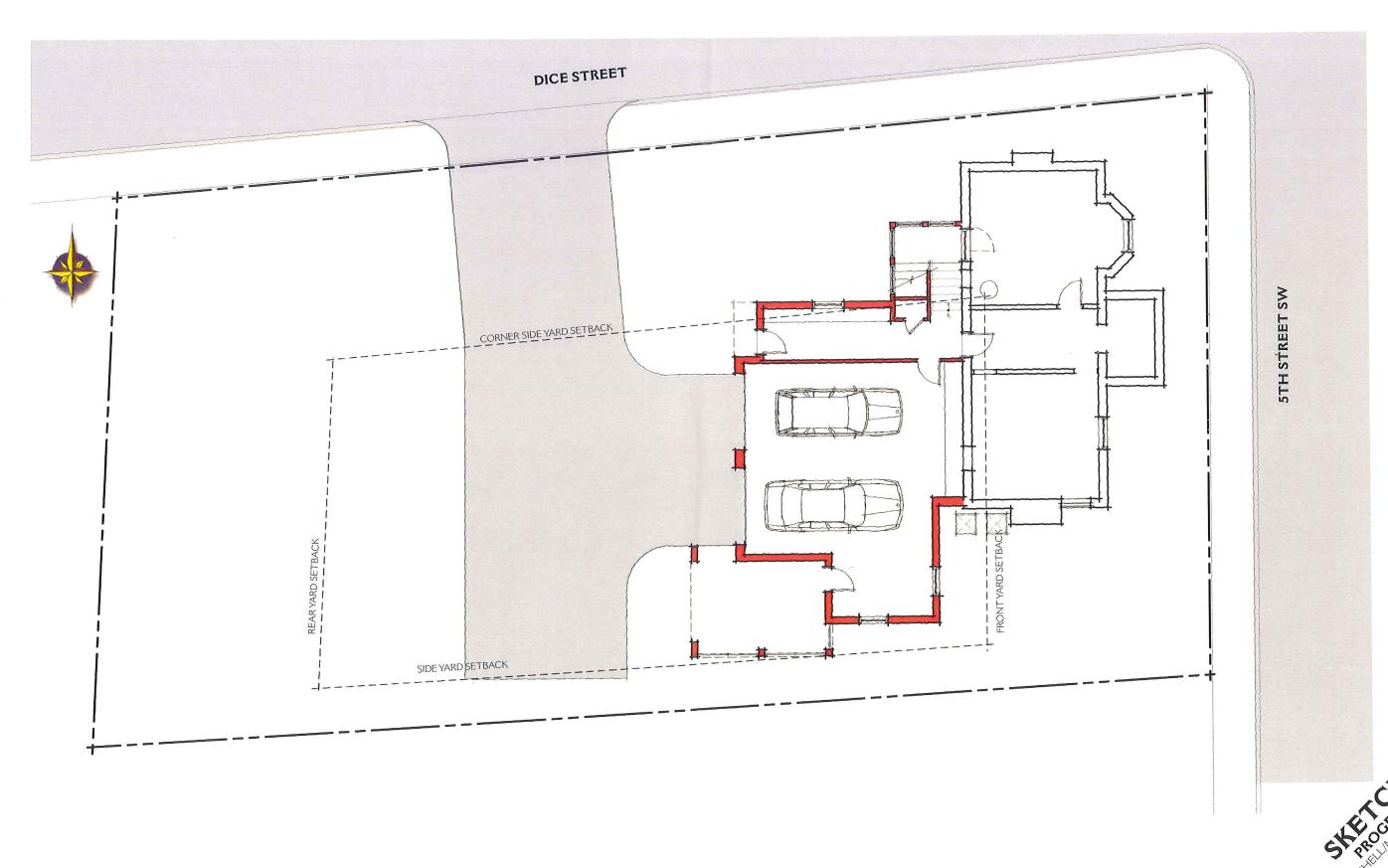




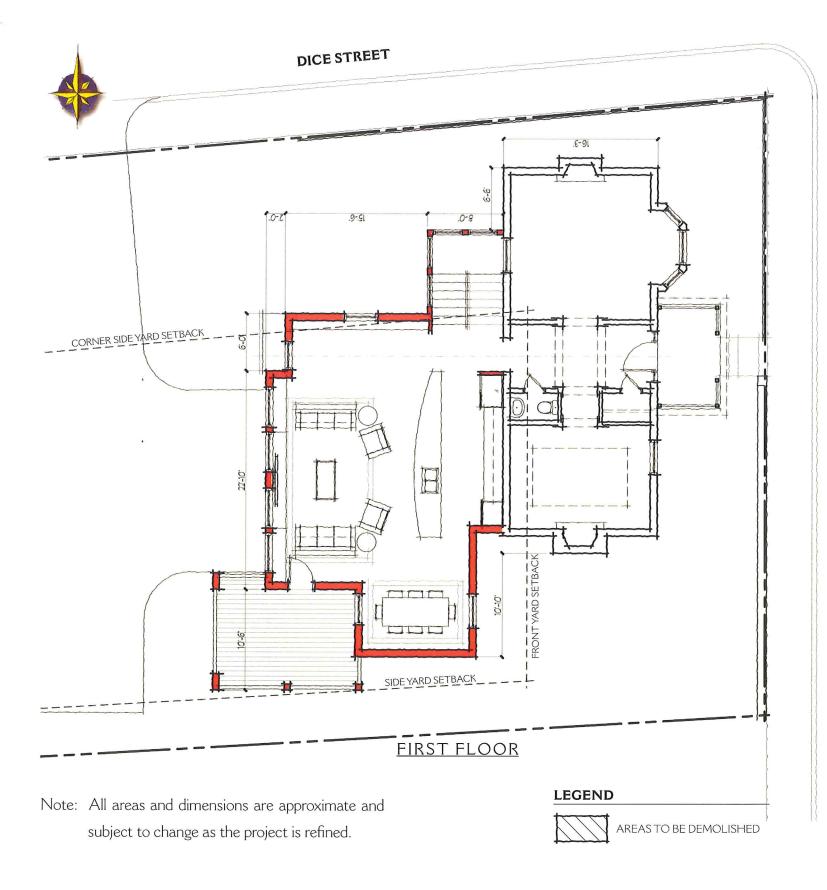








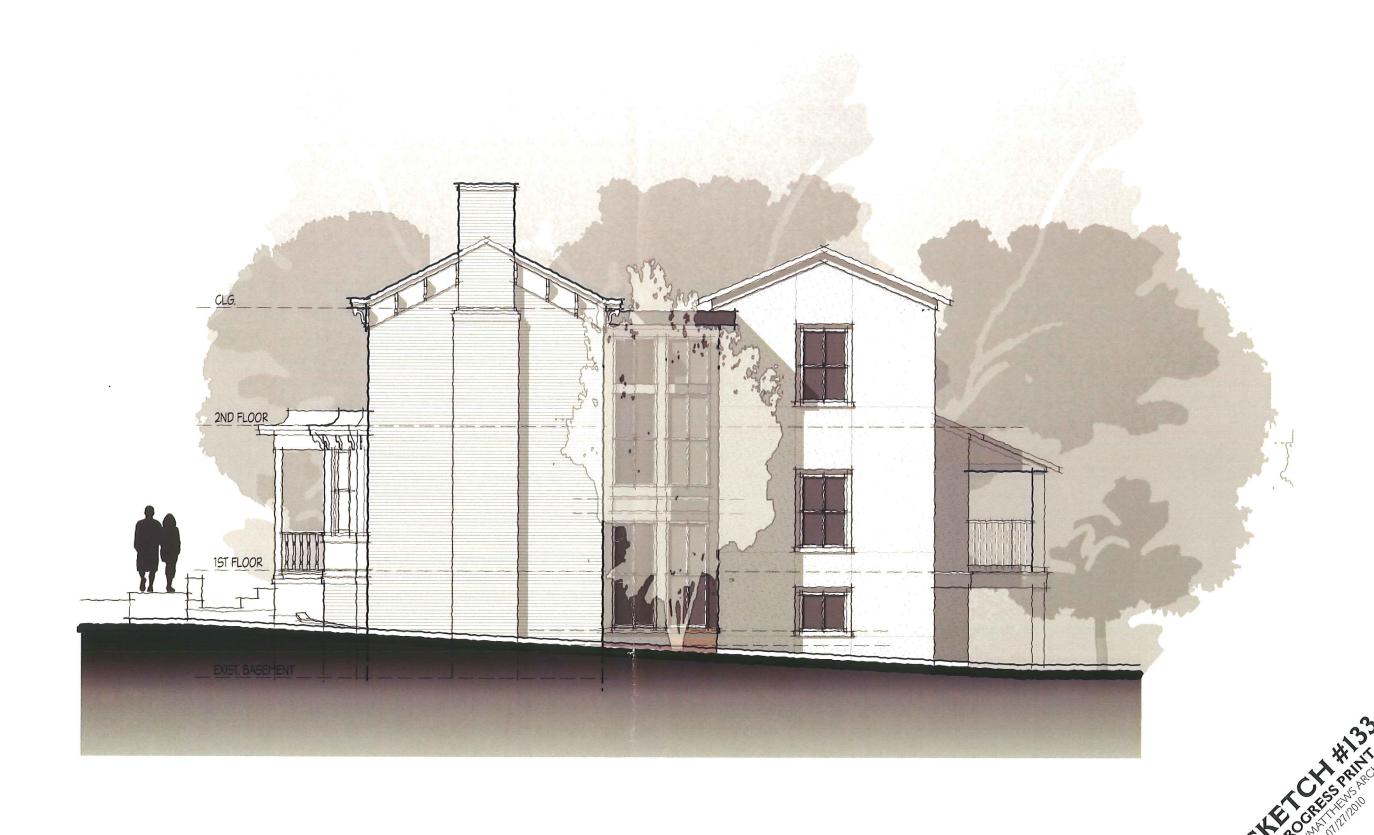
PROPOSED BASEMENT



5TH STREET SW

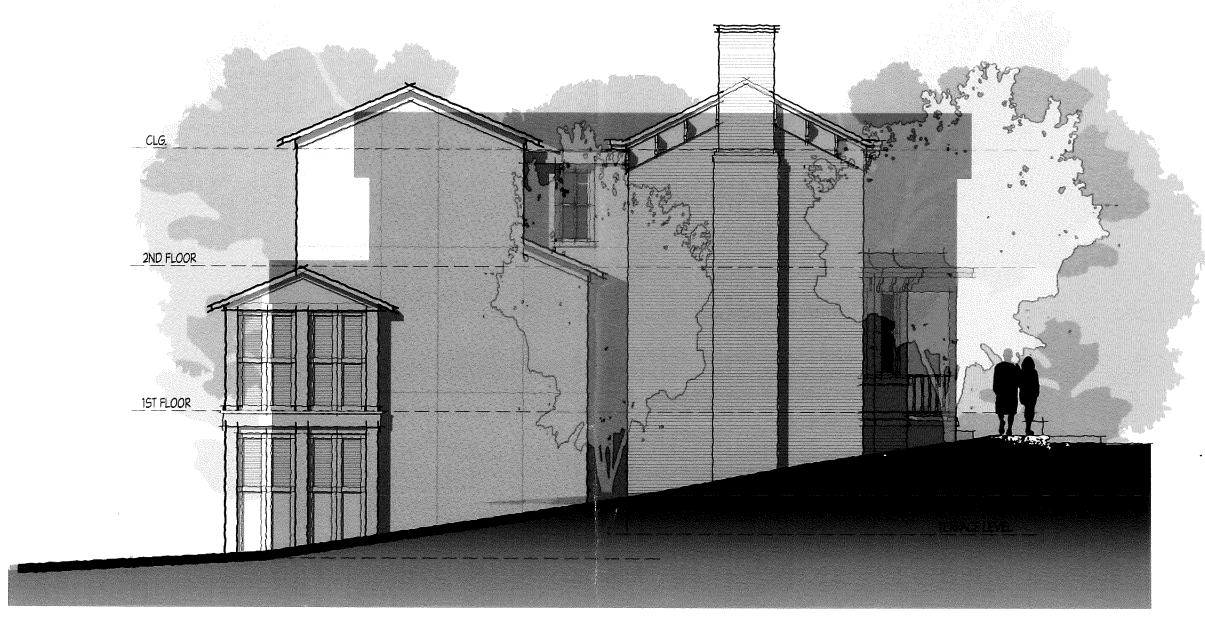
SECOND FLOOR

PROPOSED 1ST & 2ND FLOORS





PROPOSED REAR ELEVATION



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# **MATERIALS**



GALVALUME ROOFING

UNFINISHED

RECESSED CAN (CANOPIES)

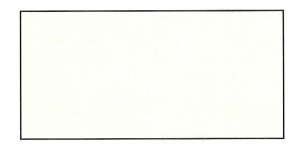


STUCCO

WHITE



PEARL



WOOD TRIM, WINDOW CLADDING

WINDOW CLADDING

OFF WHITE / IVORY



STAIR TOWER: WINDOWS, TRIM &STUCCO

HARTFORD GREEN



FENCE POST CAP



FENCE PANEL (6 ft. high max.)

NATURAL P. T.



WALL SCONCE

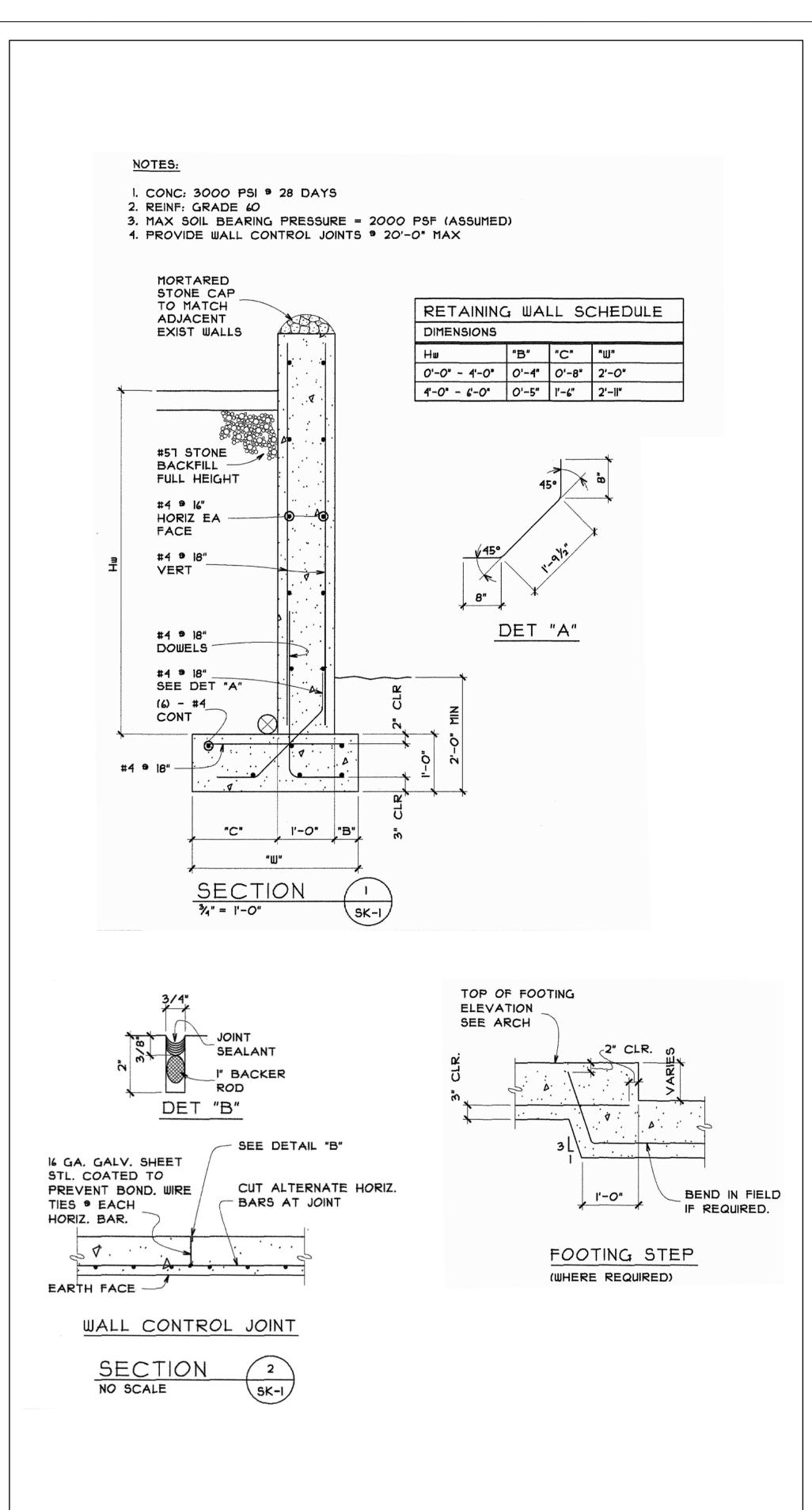
BRONZE



REAR YARD LIGHTING (UNDER EAVE)

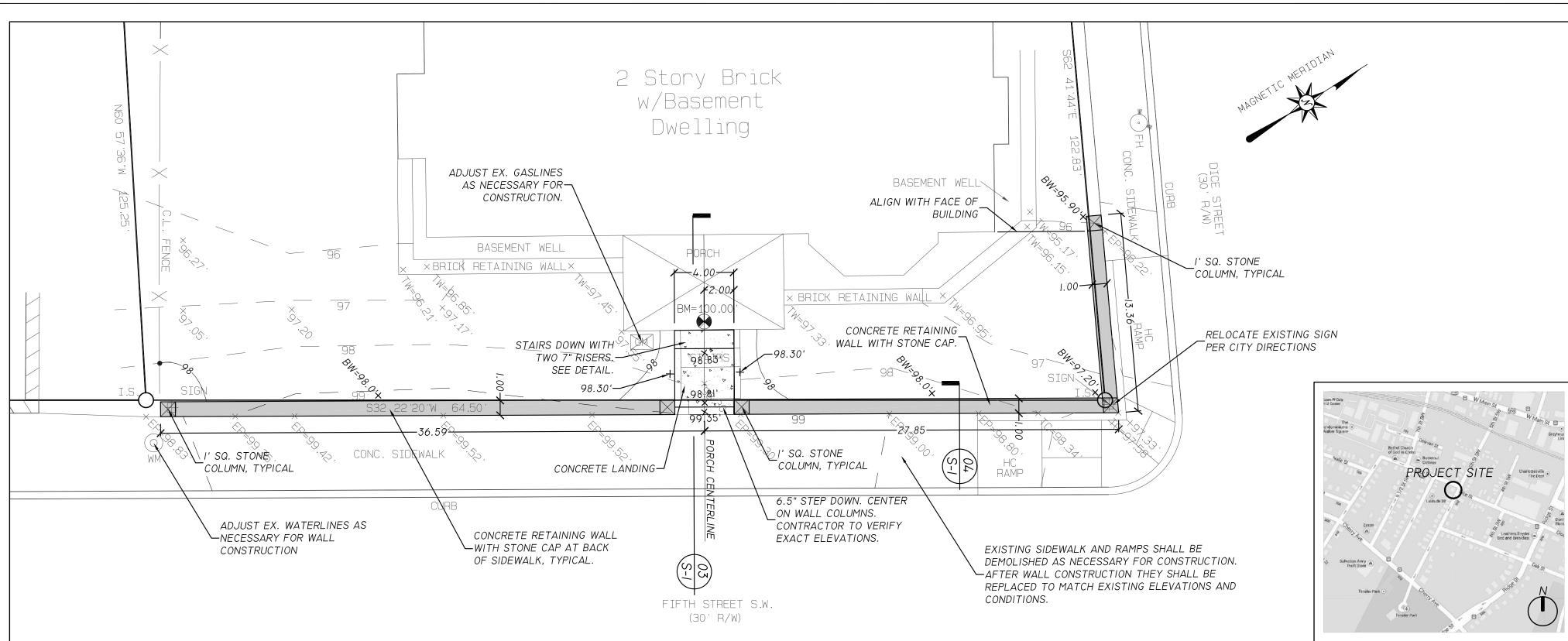
WHITE

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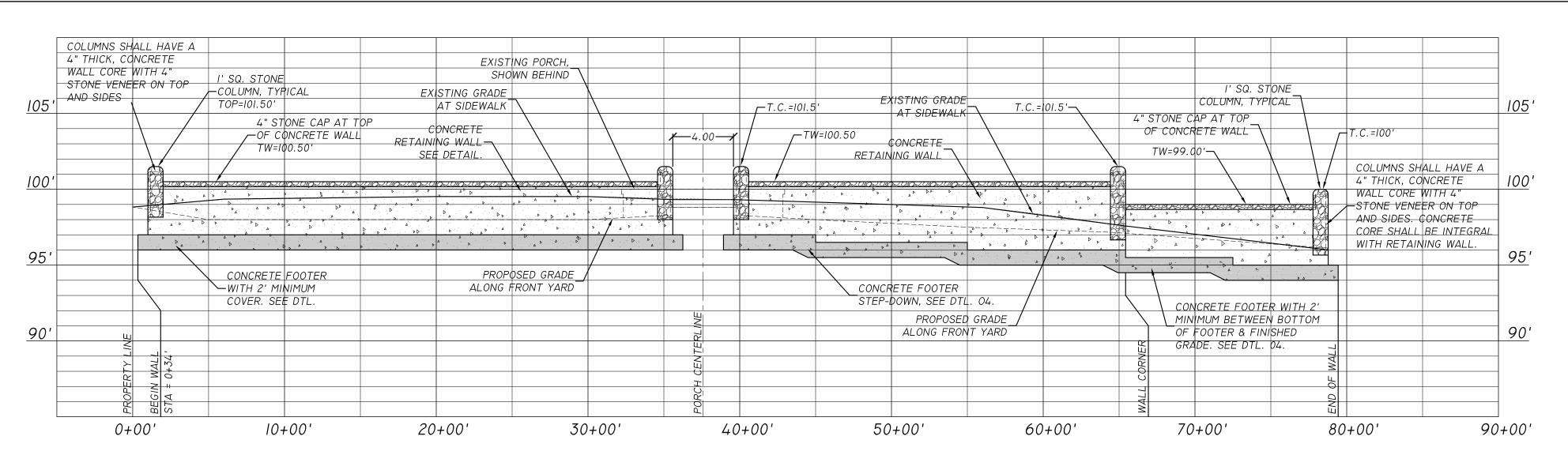


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03 - STAIR AND LANDING DETAIL

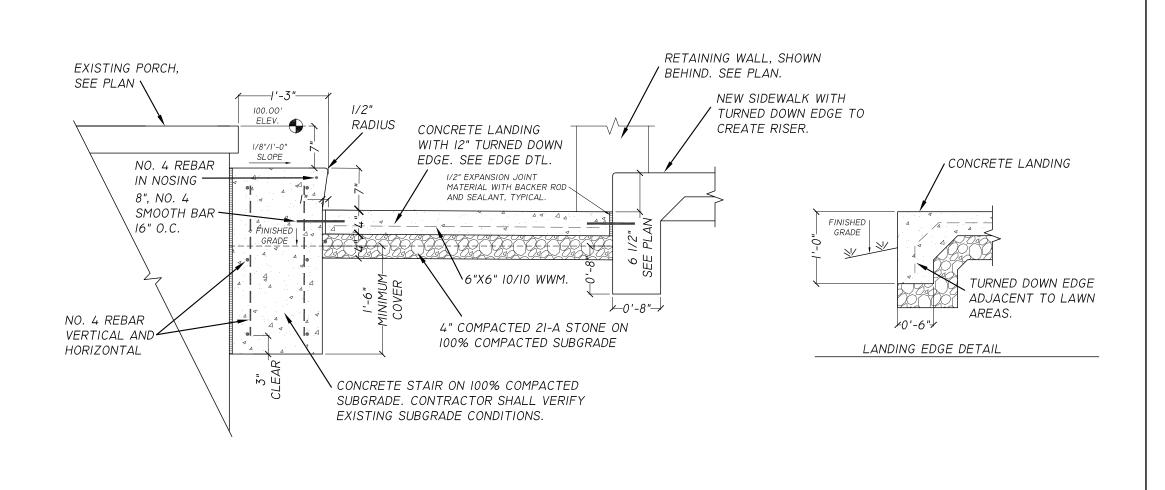


OI - SITE PLAN SCALE: 1"=5"



02 - RETAINING WALL PROFILE VERT SCALE: I"=5'

HORIZ. SCALE: I"=10'



**CONSTRUCTION NOTES:** 

I. ALL WORK SHALL BE PERFORMED TO MEET ALL APPLICABLE CITY OF CHARLOTTESVILLE

VICINITY MAP: NTS

CODES AND CONSTRUCTION REQUIREMENTS.

2. CONTRACTOR SHALL BE RESPONSIBLE FOR CONTACTING "MISS UTILITIES" TO HAVE ALL UNDERGROUND UTILITIES MARKED PRIOR TO PERFORMING ANY DIGGING 3. THE EXISTING SITE CONDITIONS SHOWN ON THE PLAN REPRESENT FIELD MEASUREMENTS

PERFORMED BY THE ARCHITECT. IT IS THE CONTRACTOR RESPONSIBILITY TO VERIFY ALL EXISTING AND PROPOSED CONDITIONS PRIOR TO BEGINNING ANY CONSTRUCTION. THE CONTRACTOR SHALL IMMEDIATELY NOTIFY THE ARCHITECT AND THE OWNER OF ANY/ALL PLAN DISCREPANCIES OR CONSTRUCTION CONFLICTS.

4. THE CONTRACTOR SHALL PROVIDE EROSION AND SEDIMENT CONTROL MEASURES AS NECESSARY.

5. THE CONTRACTOR SHALL BE RESPONSIBLE FOR SECURING THE WORK AREA AND PROVIDING ALL MEASURES NECESSARY FOR PROTECTING THE HEALTH, SAFETY AND WELFARE OF THE PUBLIC.

6. THE CONTRACTOR SHALL MARK THE LIMITS OF EXISTING SIDEWALK AND RAMPS TO BE DEMOLISHED PRIOR TO BEGINNING ANY WORK. THE CITY SHALL REVIEW AND APPROVE ALL DEMOLITION WORK IN WRITING PRIOR TO THE CONTRACTOR BEGINNING WORK.

7. ALL WORK SHALL BE COORDINATED WITH THE OWNER AND ALL APPLICABLE CITY UTILITY AND PUBLIC WORKS DEPARTMENTS. 8. AT THE END OF CONSTRUCTION, ALL DISTURBED EARTH AREAS SHALL BE FINE GRADED,

SEEDED AND MULCHED TO ESTABLISH A PERMANENT STAND OF LAWN GRASS.

APPROVAL SIGNATURE: DIRECTOR OF NEIGHBORHOOD DEVELOPMENT SERVICES

> THIS DRAWING FOR REVIEW ONLY! NOT FOR CONSTRUCTION OF ANY KIND!

ANHOLD **ASSOCIATES** LANDSCAPE ARCHITECTS SITE DESIGNERS AND PLANNERS

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DEPARTMEN
CITY HALL CHARLOTTES

JOB No.: DAVID T. ANHOLD CERTIFICATE No. 000311

JULY 9, 2013

REVISION:

OCTOBER 22, 2013 CITY REVIEW

Scale SCALE: AS NOTED

SHEET TITLE: FINAL DESIGN PLANS

S-I SHT. I OF I

04 - RETAINING WALL DETAILS

Wall Reinforcement Details

Anhold ~ 301 5th Street SW MOLER & ASSOCIATES CONSULTING STRUCTURAL ENGINEERS

309 EAST WATER STREET

CHARLOTTESVILLE, VA 22902

PHONE: 434-971-3027 FAX: 434-971-4027 © 2013

SCALE: AS NOTED