

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

June 22, 2010

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

Certificate of Appropriateness Application

BAR 10-04-06

301 5th 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. Matthews,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on June 15, 2010.

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.

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 (June 15, 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.

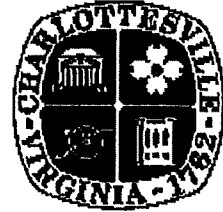
If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

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
June 15, 2010**



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

Background

301 5th 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. The historic surveys are attached.

August 18, 2009 - 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.

Application

The applicant is requesting a certificate of appropriateness to build a new rear wood frame addition. They are also requesting approval to demolish the existing wood frame and masonry addition and two large, storage sheds in the rear yard.

The applicant intends to submit later the details for sitework, landscaping, material colors, and renovations to the existing structure, and other miscellaneous demolition of site items or building components that may be required as part of the repairs to the original structure.

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 from 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 existing building.
2. **Location**
 - a. Attempt to locate the addition on rear or side elevations that are not visible from the street.

- b. *If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.*
 - c. *If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.*
3. *Design*
 - a. *New additions should not destroy historic materials that characterize the property.*
 - b. *The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
 4. *Replication of Style*
 - a. *A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.*
 - b. *If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.*
 5. *Materials and Features*
 - a. *Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.*
 6. *Attachment to Existing Building*
 - a. *Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.*
 - b. *The new design should not use the same wall plane, roof line, or cornice line of the existing structure.*

Discussion and Recommendations

The demolitions of the non-contributing rear addition and two sheds are appropriate.

The BAR previously noted the importance of the historic “moat” to the site design; this should be considered in future applications for site design.

Responding to the BAR’s preliminary comments:

The proposed addition still more than doubles the existing house/addition area. It is nearly the same height as the house, and extends to the setback line on the south so that will be visible on the front elevation viewed from 5th Street. However, the Dice Street elevation appears narrower and similar to the shape of the house.

On the stairwell and the rear elevation the windows are still grouped, which was an issue previously. The rear windows are no longer the traditional 2/2 dimension. The stairwell obscures a bay of windows on the house, but it is not known whether those windows would be visible through the glass stairwell.

The siding now appears to be stucco rather than hardi siding, which is compatible with the neighborhood and a contrasting material to the brick.

The pergola and large eaves have been removed.

The BAR may wish to comment on the following general topics:

- Relationship of addition to existing historic building:

- Height and width
- Massing and scale
- Windows and Doors – rhythm, patterns, size and proportion
- Architectural features
- Materials preferences

- o How the addition is connected to the historic building and what historic fabric will be removed or obscured
- o Relationship to the historic neighborhood and other Individually Protected Properties in the immediate area.

Suggested Motion

Staff has requested east and south elevation drawings of the addition. The BAR may wish to ask for additional information or changes to the design prior to approval of a COA. Or, if the BAR finds this design appropriate, it could be approved in concept, with additional details to come back for BAR approval along with the proposed site work and proposed renovations to the existing structure.

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed addition satisfies the BAR's criteria and is compatible with this property and other properties in this district, and that the BAR approves in concept the application, with the following modifications and details to be submitted to the BAR for final approval.

+ demo of the shed + rear add as well as the gen. massing

~~provision that detail related to the~~

precise window placement and roof configuration as well as details related to site design

the proportion of new addition

colors and materials all be submitted back to BAR for final review.

the provision that detail related to the building envelope of the add,

scale



**Board of Architectural Review (BAR)
Certificate of Appropriateness**

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Fax (434) 970-3359

RECEIVED

MAY 25 2010

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$360 application fee. For all other projects requiring BAR approval, please include \$100 application fee. For both types of projects, the applicant must pay \$1.00 per required mail notice to property owners. The applicant will receive an invoice for these notices, and project approval is not final until the invoice has been paid. For projects that require only administrative approval, please include \$100 administrative fee. Checks payable to the City of Charlottesville.

NEIGHBORHOOD DEVELOPMENT SERVICES

The BAR meets the third Tuesday of the month.

Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 4 p.m.

Information on Subject Property

Physical Street Address: 301 5th Street SW

City Tax Map/Parcel: 29-104

Name of Historic District or Property: _____

Shelton-Fuller House

Do you intend to apply for Federal or State Tax Credits for this project? Undecided

Applicant

Name: Mitchell/Matthews Architects

Address: Po Box 5603
Charlottesville, VA 22905

Email: pk@mitchellmatthews.com

Phone: (W) 434.979.7550 (H) _____

FAX: 434.979.5220

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.)

Rosaly Kasec 03/29/2010
Signature Date

Property Owner (if not applicant)

Name: Michael & Ashley McMahon

Address: 772 Clarks Tract
Keswick VA 22947

Email: mmcmah0@vt.edu

Phone: (W) 434.531.3663 (H) 434.531.3663

FAX: 434.202.4492

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Michael McMahon 3/29/10
Signature Date

Description of Proposed Work (attach separate narrative if necessary): Removal of existing block & wood frame addition & storage sheds. Construction of new wood frame addition & repairs to existing structure

Attachments (see reverse side for submittal requirements): See attached document titled "301 Fifth Street - BAR Preliminary Review" dated 3/20/2010.

For Office Use Only

Received by: J. Barnow

Fee paid: \$100.00 Cash/Chk. # 3052

Date Received: 5/25/2010

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

P10-0068