

From: Rourke, Kristin
Sent: Tuesday, November 27, 2012 12:26 PM
To: 'vford@kw.com'
Subject: November BAR - 714 Locust Ave

November 27, 2012

Valorie F. Ford
714 Locust Avenue
Charlottesville, VA 22902

Certificate of Appropriateness in Conservation District

BAR 12-11-03
714 Locust Avenue
Tax Map 51 Parcel 69
Valorie L. Ford, Applicant/Pineapple Holdings LLC, Owner
Construction of front porch

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 20, 2012. The following action was taken:

Approved (7-0) as submitted.

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 18 months (May 20, 2014), 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

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall - 610 East Market Street
P.O. Box 911

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
November 20, 2012**



Certificate of Appropriateness in Conservation District
BAR 12-11-03
714 Locust Avenue
Tax Map 51 Parcel 69
Valorie L. Ford, Applicant/Pineapple Holdings LLC, Owner
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Background

Constructed in 1952, the dwelling is a contributing structure in the Martha Jefferson National Register District. (Survey form is attached.)

Application

The applicant is requesting the construction of a small front porch over the central door. The porch roof would be metal (copper) and the supporting brackets would match the color and material of the wood door surround and trim.

Criteria, Standards and Guidelines

Conservation District Review Criteria Generally

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 conservation district design guidelines; and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the conservation district in which the property is located.*

Conservation District Standards for review of new construction and additions

The following features and factors shall be considered in determining the appropriateness of proposed new construction and additions to buildings or structures:

- (1) 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;
- (2) The harmony of the proposed changes in terms of overall proportion and the size and placement of entrances and windows;
- (3) The impact of the proposed change on the essential architectural form and integrity of the existing building;
- (4) The effect, with respect to architectural considerations, of the proposed change on the conservation district neighborhood;
- (5) Any applicable provisions of the city's conservation district design guidelines.

Conservation District Guidelines

NEW CONSTRUCTION AND ADDITIONS

Building Location – setback and orientation

1. *Align a new building close to the average building setback line on the same street, if established, or consistent with the surrounding area.*
2. *Maintain existing consistency in spacing between buildings on the same street.*
3. *The front elevation should be respectful of the neighborhood characteristics and features of adjacent buildings.*

Building Scale – height and massing

1. *Keep the footprint, and massing of new buildings consistent with the neighborhood characteristics and compatible with the character of buildings on the same street.*
2. *Keep the height and width of new buildings within 200% of the prevailing height and width in the surrounding neighborhood.*
3. *An addition should not visually overpower the existing building.*
4. *Multi-lot buildings (commercial or multi-family) should be designed and articulated to be compatible with the scale of the majority of adjacent buildings on the same street or block.*

Building Form – roofs and porches

1. *Roof forms should be respectful of contributing buildings on the same street or surrounding area.*
2. *If many of the contributing buildings on the same street have porches, then including a porch or similar form in the design of a new residence is strongly recommended.*

Building Openings - doors and windows

1. *A single entrance door (or both doors, if a two-family dwelling, or main entrance if a multifamily dwelling) facing the street is recommended.*
2. *Window and door patterns and the ratio of solids (wall area) to voids (window and door area) of new buildings should be compatible with contributing buildings in the surrounding area.*
3. *Windows should be simple shapes compatible with those on contributing buildings, and should be oriented vertically (taller than they are wide).*

Building Materials and Textures

1. *The selection of materials and textures for a new building should relate architecturally to the Charlottesville locality, and should be compatible with and complementary to neighboring buildings.*
2. *Sustainable materials are preferred, including brick, wood, stucco, and cementitious siding and trim, and standing seam metal roofs. Clear glass windows are preferred.*

Building Colors

1. *The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive.*
2. *More lively color schemes may be appropriate in certain sub-areas dependent on the context of the sub-areas and the design of the building.*

Site

1. *Fences or walls in front yards (including fences in the side yards between the street and the front of the house) should not exceed three and one-half feet in height.*

Discussion and Recommendations

The addition of the small porch/portico over the front door complies with the guidelines of the Conservation District, as it will not significantly alter the essential architectural form or integrity of the building (Conservation District Standards – 3). As other structures on the street also have porches, the addition is “respectful of contributing buildings on the same street or surrounding area” (Building Form – roofs and porches – 1).

Suggested Motions

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions in Conservation Districts, I move to find that the proposed new front porch satisfies the BAR's criteria and is compatible with this contributing property and other properties in the Martha Jefferson historic conservation district, and that the BAR approves the application as submitted.

714 Locust Avenue



TM/P: 51/69 DHR: 104-5144-0091

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1952

August 2007: Built in 1952 by building contractor Wilbur W. Crawford and his wife, Esther F. Crawford, this two-story, three-bay, common bond, side-gabled, brick dwelling has a slightly projecting central bay with a steep cross gable marking the entrance. Five concrete steps with a metal handrail approach the entrance and fluted pilasters and architrave trim surround the doorway itself. The central bay's gable has an undecorated bargeboard and three small, circular holes are punched in a triangular formation at the top of the gable. The other two bays of the 1st story feature 8/eight-sash windows. A gabled, frame dormer with a six/six-sash window sits to either side of the cross gable on the asphalt-shingle roof. A brick chimney is attached to the north elevation.

Individual Resource Status: Single Dwelling

Individual Resource Status: Garage

Contributing Total: 1

Non-Contributing Total: 1



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
OCT 30 2012
NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.
For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. Make checks payable to the City of Charlottesville.
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.

Owner Name Pinnacle Holdings LLC Applicant Name Valorie L. Ford
Project Name/Description Front Porch Addition Parcel Number 510069000
Property Address 714 Locust Ave

Applicant Information

Address: 714 Locust Ave
Charlottesville, VA 22902
Email: vford@kw.com
Phone: (W) 434 3276900 (H) 434 9738198
FAX: 866 6630411

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (H) _____
FAX: _____

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

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.)

Valorie L. Ford 10/30/12
Signature Date

Valorie L. Ford 10/30/12
Print Name Date

Property Owner Permission (if not applicant)

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

Signature _____ Date _____

Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary): Addition of Front Porch
to Existing structure add front porch from wood & composition metal roof
change that is the exact same as existing structure. no new

List All Attachments (see reverse side for submittal requirements): materials besides roofing.

For Office Use Only
Received by: D. Banks
Fee paid: 125.00 Cash/Ck. # 1394
Date Received: 10/30/12
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

P 12-0183

#498345 - 714 LOCUST AVE, CHARLOTTESVILLE (CITY OF), VA



Front of Home

Subject



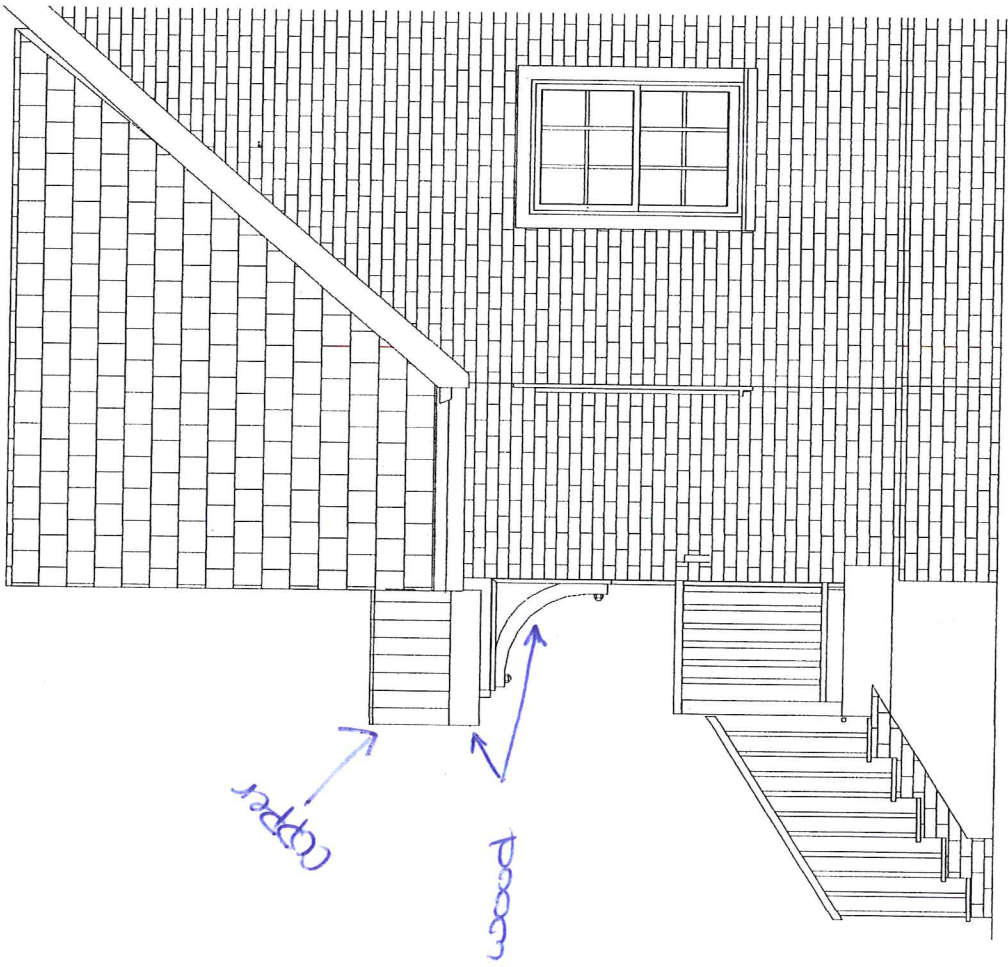
Property to left



Property to right



WOOD



Scala, Mary Joy

From: Valorie L Ford <val@unleashedrealestate.com>
Sent: Friday, October 19, 2012 4:51 PM
To: Scala, Mary Joy
Subject: Re: Home Remodel on 714 Locust Ave

Fantastic! I appreciate it. Have a great weekend. VF

Sent from my iPhone so please excuse the brevity & typos! Thank you and think of Unleashed Real Estate for all of your real estate needs!

On Oct 19, 2012, at 4:43 PM, "Scala, Mary Joy" <scala@charlottesville.org> wrote:

I'll be back on Wednesday. You can apply for a separate building permit for the back. I'll need to see the drawings to sign off on them. Then submit the front porch drawings by Oct 30 for the Nov 20 BAR meeting.

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall - 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

From: Valorie L Ford [<mailto:val@unleashedrealestate.com>]
Sent: Friday, October 19, 2012 4:11 PM
To: Scala, Mary Joy
Subject: Home Remodel on 714 Locust Ave

Hi Mary Joy!

My husband and I want to add an addition out the back of our home on 714 Locust Ln and were hoping to have it completed prior to Christmas, however, since the home has recently been deemed "historic", we have some more hoops to jump through. We were also wanting to add a front porch. I was wondering if there would be any way to get someone to sign off on the back of the home so we can start work and submit all of the paperwork for the front porch for next month's hearing? If we have to wait for ALL of the work, then it puts us into the end of November and there wont be any way to be finished by Christmas.

Thank you for your time.

Regards,

Valorie Ford

<image001.jpg>
powered by Keller Williams Realty

434.327.6900 (c)
866.663.0411 (f)

<Conservation District- Certificate of Appropriateness.pdf>

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



AFFIDAVIT OF MAILING

To File: **714 Locust Ave (BAR 12-11-03)**

I, Kristin Rourke, being first duly sworn, hereby certify that I mailed the attached letter, by first class United States Mail, to the addresses shown on this affidavit on November 5, 2012.

Signed:



Kristin Rourke

ADDRESSES

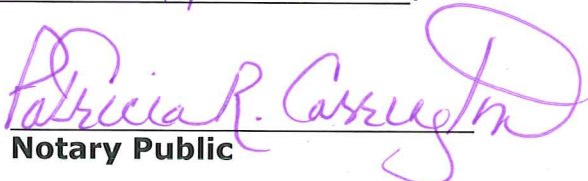
See Attachments

STATE OF VIRGINIA

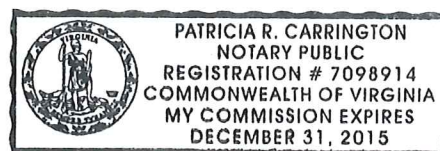
CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 5th day of November 2012, by Kristin Rourke.

My Commission Expires: December 31, 2015.



Notary Public



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



November 5, 2012

Dear Sir or Madam:

This letter is to notify you that the following applications have been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness in Conservation District

BAR 12-11-03

714 Locust Avenue

Tax Map 51 Parcel 69

Valorie L. Ford, Applicant/Pineapple Holdings LLC, Owner

Construction of front porch

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, November 20, 2012, starting at 5:30 pm in City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up to 2nd floor.

An agenda with approximate times will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

A handwritten signature in black ink that reads 'Mary Joy Scala'.

Mary Joy Scala, AICP
Preservation and Design Planner

BOVENIZER, SUZANNE G
745 LOCHRIDGE LN
EARLYSVILLE VA, 22936

EARLY, THEODORE M JR & MARY L C
711 LOCUST AVENUE
CHARLOTTESVILLE VA, 22902

GENTRY, CLARENCE W & MILDRED LOUVAISE
708 LOCUST AVENUE
CHARLOTTESVILLE VA, 22902

GILBERT, MICHAEL & LISA SCHROEER
716 LOCUST AVENUE
CHARLOTTESVILLE VA, 22902

GROVE, KATHERINE A
707 GROVE AVENUE
CHARLOTTESVILLE VA, 22902

HINGELEY, MILES M & ASHLEY MORSE
724 LOCUST AVENUE
CHARLOTTESVILLE VA, 22902

KASONIK, ROBERT J & PHYLLIS A
722 LOCUST AVENUE
CHARLOTTESVILLE VA, 22902

O'BRIEN, KEVIN A & ALEXANDRA B
704 LOCUST AVE
CHARLOTTESVILLE VA, 22902

ROGERS, DELMA L & LUVENIA D
602 CARRSBROOK DRIVE
CHARLOTTESVILLE VA, 22901