

CITY OF CHARLOTTESVILLE  
"A World Class City"



Department of Neighborhood Development Services

City Hall • P.O. Box 911  
Charlottesville, Virginia 22902  
Telephone 434-970-3182  
Fax 434-970-3359  
www.charlottesville.org

August 18, 2006

Brad Booker and Laurie Veliky  
2400 Rivancrest Drive  
Charlottesville, VA 22901

**BAR 06-06-02**  
**1401 Gordon Avenue**  
**TM 5 P 83**  
**Brad Booker and Laurie Veliky, Applicants**  
**Construct 4 bedroom unit to rear of existing structure**

Dear Mr. Booker and Ms. Veliky,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 15, 2006.

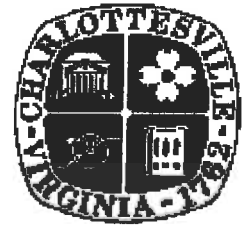
The BAR voted unanimously to accept your request for deferral in order to make revisions to your plans.

If you have any questions, please contact me at 970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala  
Preservation and Design Planner

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
August 15, 2006**



**BAR 06-06-02  
1401 Gordon Avenue  
TM 5 P 83  
Brad and Laurie Booker, Applicant  
Construct 4 bedroom detached unit to rear of existing structure**

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**Background**

This 1925 Colonial Revival/ Foursquare house is a contributing structure in the Rugby Road-University Circle-Venable Neighborhood ADC District. A brick garage was removed from the site earlier this year. The historic survey is attached.

**Application**

The applicant is requesting approval to add a 3-story addition containing a 4- bedroom unit to the rear (north side) of the existing house that contains a 4-bedroom unit. The addition will encapsulate the rear elevation.

The existing house currently fronts on Gordon Avenue, with driveway access from Gordon, and has a side porch on the 14<sup>th</sup> Street side. The addition will front on 14<sup>th</sup> Street. A new driveway from 14<sup>th</sup> Street will access two new parking spaces.

The intention is to match the building materials of the existing house, which are brick, standing seam metal roof, and wood windows and trim.

**Discussion**

**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;*

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 Site Design and Elements include:**

**P. 2.6 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.*

**Pertinent Design Guidelines for New Construction include:**

**P. 3.5 Spacing**

4. *Multi-lot buildings should be designed using techniques to incorporate and respect the existing spacing on a residential street.*

**P. 3.6 Massing and Footprint**

2. *New infill construction in residential sub-areas should relate in footprint and massing to the majority of surrounding historic buildings.*

**P. 3.7 Height and Width**

2. *Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.*

**P. 3.9/ 3.10 Roof**

- 1.d. *Large scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.*
- 2.a. *For new construction in the historic districts, use traditional roofing materials such as metal or slate.*

**P. 3.11 Windows and Doors**

1. *The rhythm, patterns, and ratio of solids and voids of new buildings should relate to and be compatible with adjacent historic facades.*
2. *The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.*

4. Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.

7. If simulated divided lights are used, they must have permanently affixed interior and exterior muntin bars and integral spacers between the panes of glass.

#### **P. 3.14 Foundation**

1. Distinguish the foundation from the rest of the structure through the use of different materials, patterns or textures.

#### **P. 3.18 Additions**

The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction.... (Attached)

#### **Recommendations**

In general, this addition has been designed in an effort to be compatible with the main structure and the surrounding buildings.

Some observations are:

The proposed addition lacks a foundation which would make the addition taller, but would allow the windows to align horizontally;

The proposed driveway is twenty feet wide, which would look more residential if it was necked down to 10-12 feet at the sidewalk;

The landscaping looks institutional – perhaps one or two larger shade trees and a hedge or foundation shrubs would look more residential;

The new rear 5' sidewalk should turn the corner to access the kitchen door;

~~The rear (north) elevation would benefit from additional windows.~~

#### **Suggested Motions:**

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and for New Construction, I move to find that the proposed addition satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in this district, and that the BAR approves the application as submitted (or with the following modifications...).



**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

Please submit \$150 application fee, ten (10) copies of application form and all attachments.  
The BAR meets third Tuesday of the month.  
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 5 p.m.

Information on Subject Property

Physical Street Address: 1401 Gordon Ave.

City Tax Map/Parcel: 5-83

Applicant

Name: Bral: Laurie Booker

Address: 2400 Rivercrest Dr.

Charlottesville 22901

email: Laurie@velikyrentals.com

Phone: (w) 531-5548 (h) 964-1126

FAX: 964-1846

Do you intend to apply for Federal or State Tax Credits for this project? NO

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

L. Bral Booker 5/28/06  
Signature Date

Property Owner (if not applicant)

Name: \_\_\_\_\_

Address: \_\_\_\_\_

email: \_\_\_\_\_

Phone: (w) \_\_\_\_\_ (h) \_\_\_\_\_

FAX: \_\_\_\_\_

Property Owner Permission (if not applicant)

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

Signature \_\_\_\_\_ Date \_\_\_\_\_

Name of Historic District or Property: Variable

Description of Proposed Work (attach separate narrative if necessary):

Build 4 Bedroom unit - detached adjacent to existing structure

Attachments (see reverse side for submittal requirements):

**For Office Use Only**

Received by: BSW

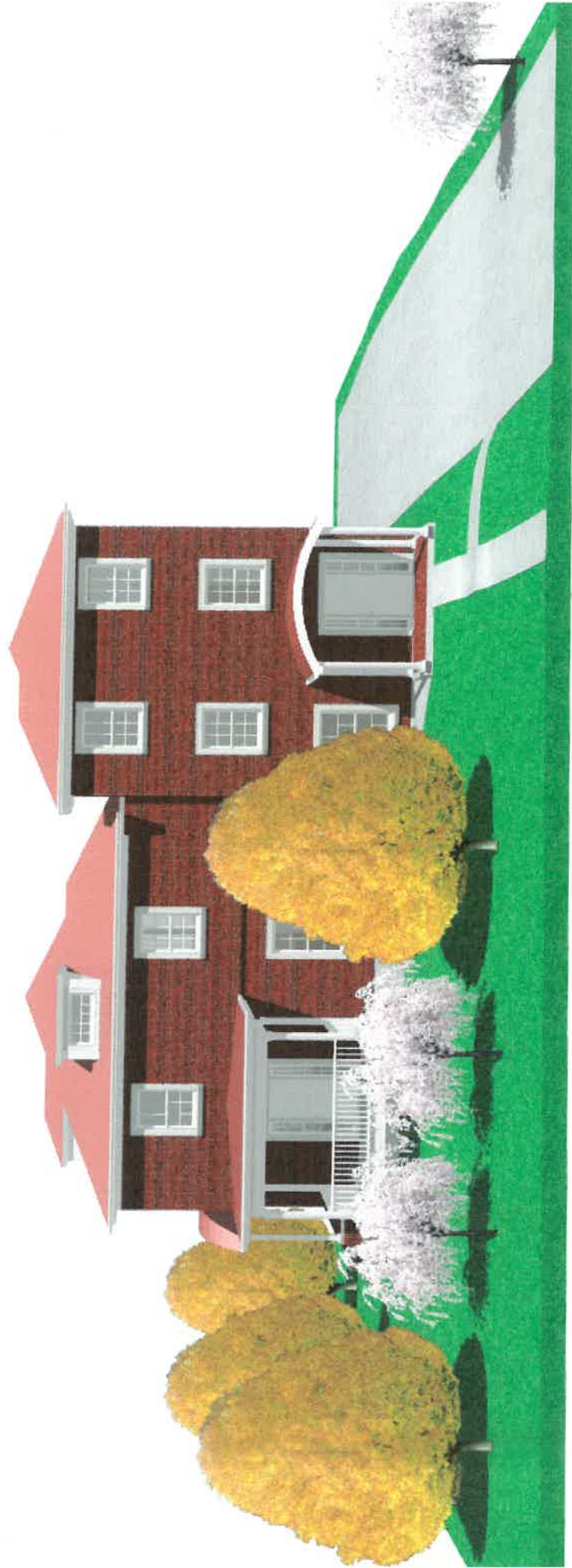
Fee Paid: 150.00 Ch# 5131

Date Received: 5/30/06

Approved (Disapproved) by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_



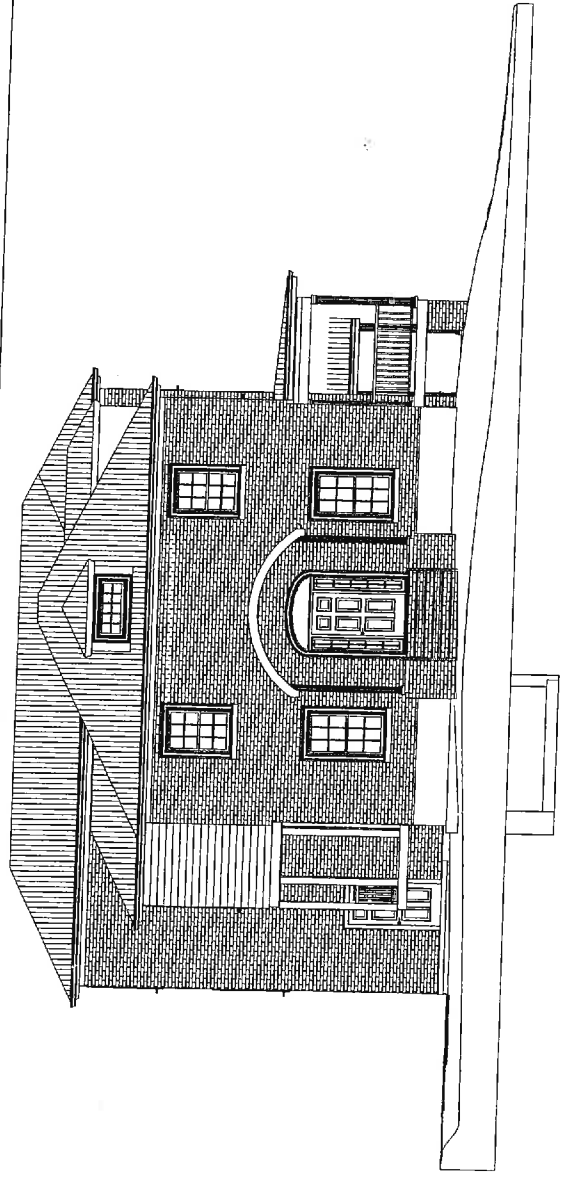
**RECEIVED**

JUL 24 2006

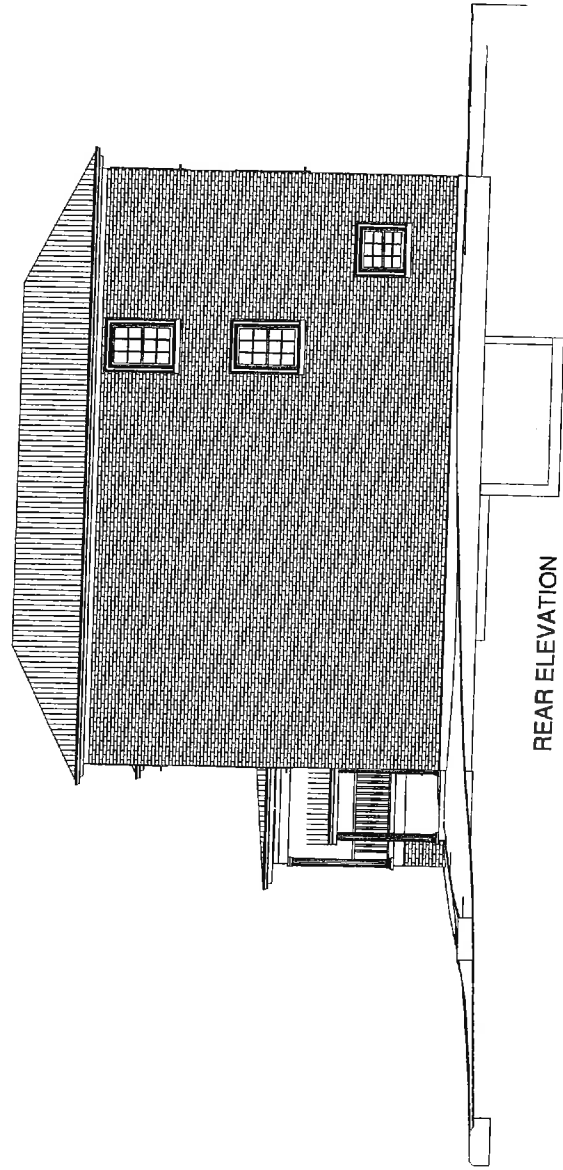
NEIGHBORHOOD DEVELOPMENT SERVICES

DESIGN BY: XXXXX

Project Name 1401 GORDON AVENUE  
Company  
Street  
City



FRONT ELEVATION



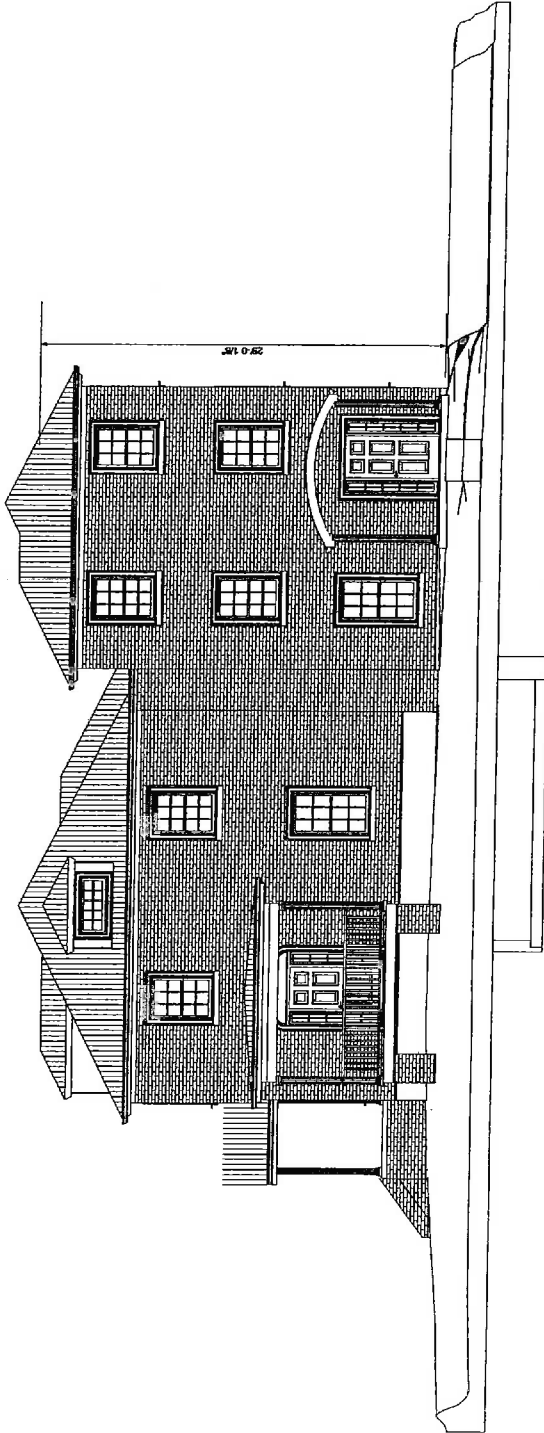
REAR ELEVATION

XXXXXX

DESIGN BY:

Company  
Street  
City

Project Name 1401 GORDON AVENUE



RIGHT ELEVATION



LEFT ELEVATION

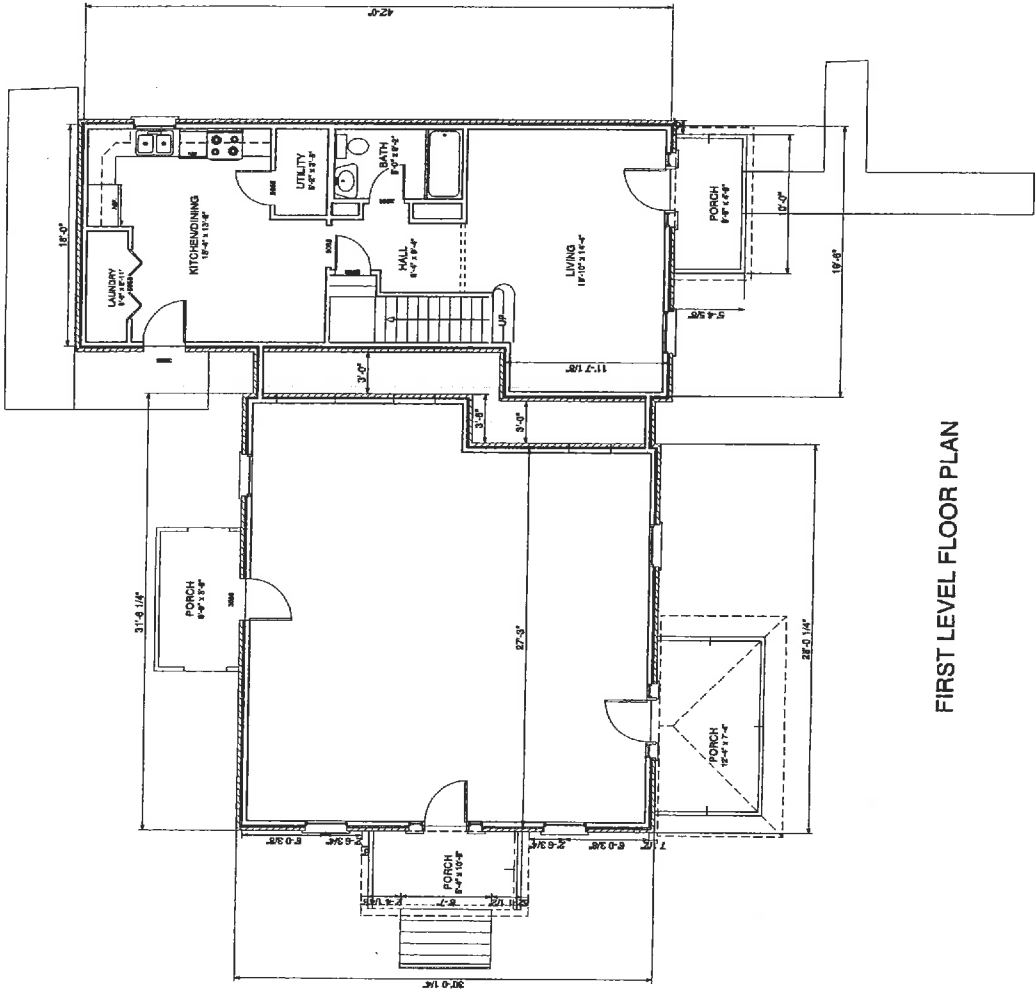


XXXXXX

DESIGN BY:

Company  
Street  
City

Project Name 1401 GORDON AVENUE



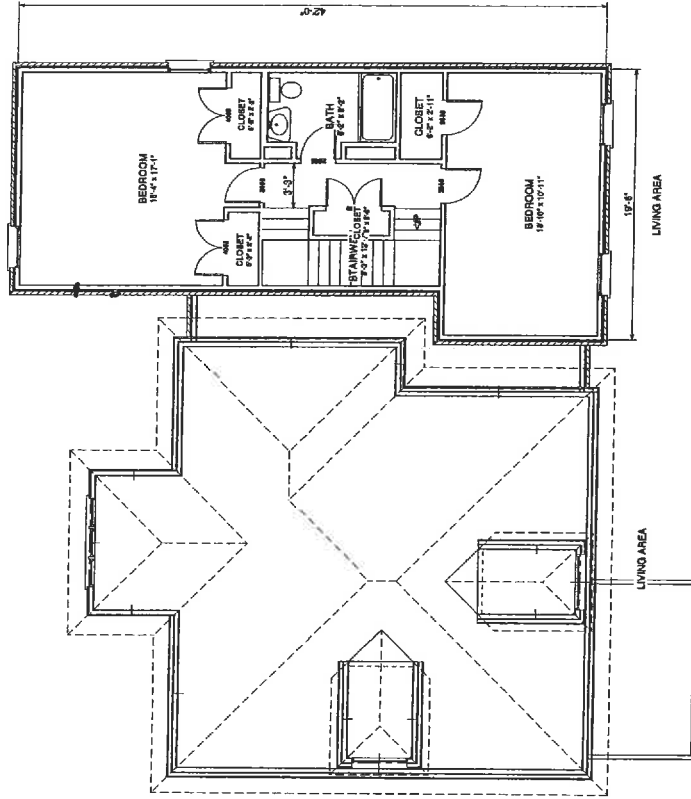
FIRST LEVEL FLOOR PLAN

XX XX XX

City  
Street  
Company

Project Name 1401 GORDON AVENUE

DESIGN BY:



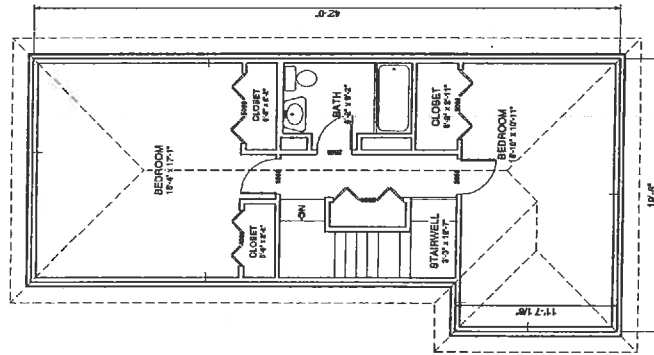
SECOND LEVEL FLOOR PLAN

XX.XX.XX

DESIGN BY:

Company  
Street  
City

Project Name 1401 GORDON AVENUE



THIRD LEVEL FLOOR PLAN

## GORDON AVENUE

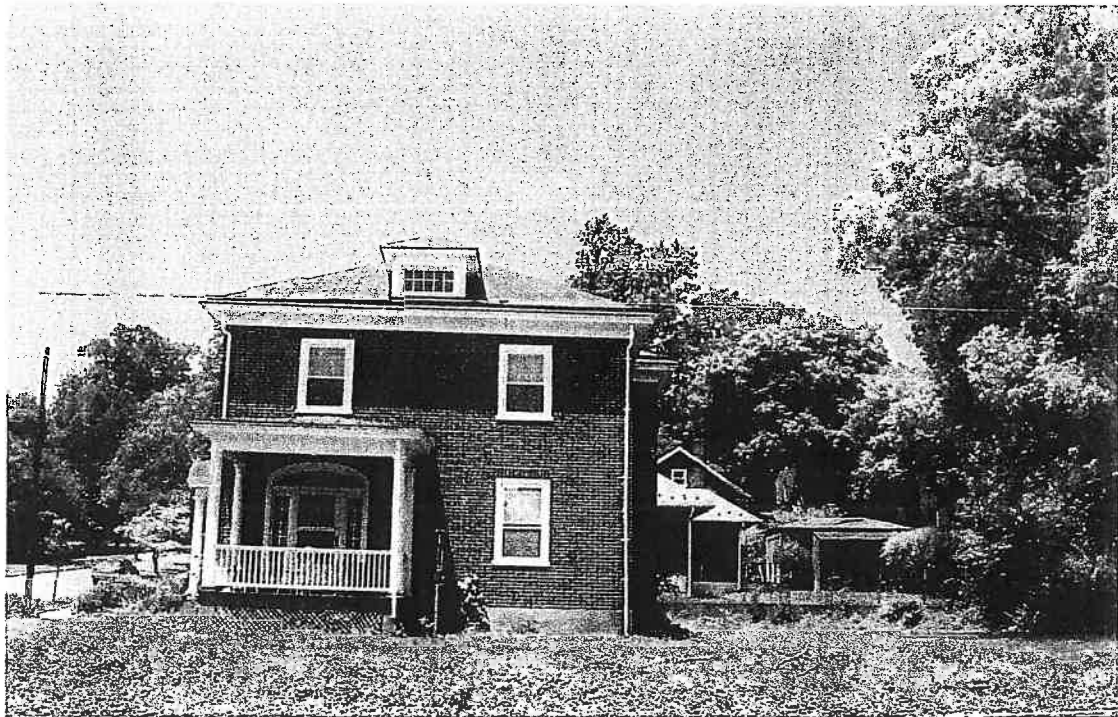
### 1401 Gordon Avenue



<b>STREET ADDRESS:</b>	1401 Gordon Avenue
<b>MAP &amp; PARCEL:</b>	5-83
<b>PRESENT ZONING:</b>	UMD
<b>ORIGINAL OWNER:</b>	
<b>ORIGINAL USE:</b>	Residential – single family
<b>PRESENT USE:</b>	Residential – single family
<b>PRESENT OWNER:</b>	Veliky, Laurie A.
<b>ADDRESS:</b>	2400 Rivancrest Drive Charlottesville, Va. 22901
<b>DATE/ PERIOD:</b>	Ca. 1925
<b>STYLE:</b>	Colonial Revival/Foursquare
<b>HEIGHT IN STORIES:</b>	2.5 stories
<b>DIMENSIONS AND LAND</b>	
<b>AREA:</b>	1,802 sq ft/0.184 acres
<b>SOURCES:</b>	Charlottesville City Records and 2004 Architectural Survey
<b>CONTRIBUTING:</b>	Yes

### ARCHITECTURAL DESCRIPTION

Located at the corner of Gordon Avenue and 14th Street, NW, this 2 ½-story, 3-bay, brick American Foursquare features a round-arched entry porch with Colonial Revival-style door surround comprised of a fanlight and sidelights. Other details include: standing-seam metal roof; hip-roofed dormers with multi-light windows; 1/1-sash windows; semi-exterior-end brick chimney, side porch facing 14<sup>th</sup> Street; and small hip-roofed garage of the same period as the house. Constructed ca. 1925, this is a contributing resource in the District.



1401 Gordon AVE.



Contiguous Properties

CITY OF CHARLOTTESVILLE

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Telephone 434-970-3182  
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www.charlottesville.org



September 8, 2006

Mr. Nat Perkins  
NP Engineering  
1880 Brown's Gap Turnpike  
Charlottesville, VA 22901

RE: 1401 Gordon Avenue Addition, Preliminary

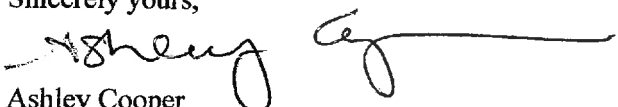
Dear Mr. Perkins:

The above referenced site plan dated 7/18/06 was submitted to this office for review on August 4, 2006. Upon reviewing this plan, we note that despite some inconsistencies on the cover sheet (see Purpose vs. Proposed Conditions) it appears that you have reduced the scope of the project to only include 2 total units. Given the fact that you are now proposing a single family attached project, no site plan is required.

If you have received your Certificate of Appropriateness from the Board of Architectural Review, you may proceed with the submission of building plans. I would also like to point out that parking requirements and standards are not as stringent for this type of project. Parking can back directly out onto the street and only one space per unit is required for off-street parking. Therefore, you may choose to reduce the amount of paved surface on site. ADA/ Fair Housing standards may also be different for this type of construction.

If you have questions, please contact me at 434-970-3182 or [coopera@charlottesville.org](mailto:coopera@charlottesville.org).

Sincerely yours,

  
Ashley Cooper  
Neighborhood Planner

CC: Marty Quinn                      Mary Joy Scala ✓

Laurie Veliky  
2400 Rivanna Crest  
Charlottesville, VA 22901

September 12, 2006

Mary Joy Scala  
Neighborhood Development Services  
P.O. Box 911  
Charlottesville, VA.  
22902

Dear Mary Joy:

The following pages include revised elevations, and plan drawings for Brad Booker's property at 1401 Gordon Avenue. Note there are two A-1 (Front Elevation) drawings. We are showing two different roof options for the front porch. Please review the drawings, and let me know if you need anything further to proceed with the Board's approval.

Sincerely,



Leigh B. Herndon

**RECEIVED**

SEP 12 2006

NEIGHBORHOOD DEVELOPMENT SERVICES



## Scala, Mary Joy

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**From:** BARNES - SAMUEL [SJB7Q@comm.virginia.edu]  
**Sent:** Thursday, August 10, 2006 11:06 AM  
**To:** Scala, Mary Joy  
**Subject:** BAR 06-06-02: Proposed Construction at 1401 Gordon Ave

**Attachments:** Construction Letter - Greg Sanders.doc; Construction Letter - Mike Dennis.doc; Construction Letter - Sam Barnes.doc



Construction Letter  
- Greg San...



Construction Letter  
- Mike Den...



Construction Letter  
- Sam Barn...

To Whom It May Concern:

The BAR agenda for August 15 includes a certificate of appropriateness application (BAR 06-06-02) for constructing an addition to the rear of the property at 1401 Gordon Ave. I have compiled here several complaints, feelings and reactions towards this proposal from various residents in Charlottesville. Please consider these when making a decision at the BAR meeting

These letters are both attached and copied at the bottom of this email.

Thank you,  
Sam Barnes  
1401 Gordon Ave  
Charlottesville, VA 22903  
571-235-4080  
sjb7q@virginia.edu

=====

RE: Certificate of Appropriateness Application, BAR 06-06-02

1401 Gordon Avenue, Brad and Laurie Booker, Applicant

Construct 4 bedroom detached unit to rear of existing structure

To Whom It May Concern:

I am a current resident at 1401 Gordon Ave; I rent the house from Laurie Booker under Veliky LC. Last week I encountered a posted notice stating there was proposed construction on the property and that there will be a town hall meeting on August 15. Unfortunately, I will not be able to attend this meeting due to time and location constraints. However, I would like to share my opinion of this proposed construction and I hope my notes are considered by the rest of the Board of Architectural Review during the meeting.

I believe that constructing an additional unit on the property would be bad for several reasons:

\* The current property at 1401 Gordon Ave is a contributing element in the Rugby Road Historic District Study (source: <http://www.charlottesville.org/Modules/ShowDocument.aspx?documentid=1924>). The house, constructed ca. 1925, has a particular style of Colonial Revival/Foursquare. It is my understanding that in this particular district, construction or modification of these historically contributing houses is not allowed. The style of this house was designed

to look a particular way with a rounded entry to suit a particular lot (which is actually raised from the street). The aesthetic effect of this house's architecture would be demeaned by an extremely close density housing project in its same lot area. Charlottesville has always been concerned with the integrity of its neighborhoods, and I think this is a prime example of sacrificing integrity for density housing.

\* The lawn to the rear of the house where the construction is proposed is very small - by my estimates much smaller than a single lot. Almost all of the surrounding houses have both front yard and rear yard areas; however it would mean destroying almost all of this small yard area to create a new structure. Looking around the neighborhood, it would be awkward to have most houses with full lawn areas and then this particular lot with higher-density housing and no yard area.

\* Also, because of the small size of the area where they propose construction, to comfortably fit a second four-person house, they may need to make it three stories high, which would look particularly bad in that area.

\* Parking at this particular location would be a problem. Currently, there is sufficient parking for four people at the 1401 Gordon Ave residence - with everyone being double-parked at all times. Although there are three or four street parking permits available from Town Hall, there is almost no room on the actual street to park during the 9 month school year. All of the street parking spots are taken on a constant basis. I believe that if the proposed construction takes place there would not be sufficient parking on the premises to support four additional cars and there is also not enough street parking.

\* Because the proposed construction means literally doubling the density on an already small lot, are there going to be adverse affects on utilities and sewage? Does it violate any zoning or density per acre regulations? Would it void aesthetically pleasing open space? Would the added density contribute to and even a greater problem - the traffic surrounding the Venable Elementary School is already a major problem on these small roads from 7-8 AM and 3-4 PM?

I ask that these opinions about the proposed construction be shared with the Board of Architectural Review, either now and/or during the meeting to review this application on August 15, 2006. Thank you for your consideration.

If there is any other information regarding this construction, such as copies of the application or proposed schematics, or if there are other channels to go through to get my opinion voiced, please let me know.

Thank you,

Sam Barnes

571-235-4080

sjb7q@virginia.edu

1401 Gordon Ave

Charlottesville, VA 22903

=====

RE: Certificate of Appropriateness Application, BAR 06-06-02

1401 Gordon Avenue, Brad and Laurie Booker, Applicant Construct 4 bedroom detached unit to rear of existing structure

To Whom It May Concern:

I am a student at the University of Virginia and a resident at 1401 Gordon Ave. by the Venable School. I was recently made aware of the board meeting next week to discuss the proposed construction at this address. I will not be able to attend the meeting, as I am not in the area for the summer, but I would like to express some of my concerns.

First, the area along 14th st. is becoming more and more strained in the way of accommodating an increase in traffic. The construction of Camden Plaza and Venable Apartments has noticeably congested the corner area around

peak driving times, and the addition of Wertland Square (built on what was a heavily used parking lot) will only compound this problem. I'm worried that this trend will continue, as would be evidenced by the construction of a 4 bedroom extension on a lot that hardly seems fit to hold such a structure.

Second, the concept of squeezing a new 4 bedroom unit into the backyard of a building which is over 75 years old seems to go against the architectural theme of the neighborhood, which features suburban style homes with both front and back yards. Seeing as how this residence is on the corner of a heavily traveled intersection, any irregularities as far as the continuity of the area would be highly visible. To compromise the integrity of this property would be a slap in the face to the historic zoning restrictions that, as far as I'm aware, are effective in our neighborhood.

My final apprehension is regarding Veliky LC Rentals themselves. In my experience with this rental company, particularly in regards to this proposed construction, Veliky has been anything but forthcoming with information about their intentions. Over the Thanksgiving holiday break while everyone was home with their families, a bulldozer came through ripped out every single living piece of vegetation on the property, apparently in preparation for building a structure that had not even been approved yet. I was shocked to find that no tree, shrub, or bush remained in the yard when we returned from break. It is very clear to me that Veliky has their own monetary interests placed well above the interests of their tenants or the aesthetic appeal of the community.

Thank you for taking the time to hear my concerns. I hope that this was helpful, and I look forward to hearing from you soon.

Sincerely,  
Michael Dennis

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To Whom It May Concern:

As a tenant of 1401 Gordon Street for the past year I alarmed to hear that there may be plans to begin construction on the property. Not only would the process affect the future tenants of the address, but all surrounding residents as well. It would seem to me that if additional revenue is sought, ameliorating the current structure would serve the same purpose.

Over the year the owners of the property have all but completely neglected the aesthetics and functionality of the house. From tearing up the yard, which included ripping out all plant-life from the ground except for the grass which they inadvertently trampled anyway in their deforestation effort, to removing other parts of the house, like doors and sheds, for convenience sake, their external maintenance has been sub-par, to say the least. Additionally, they have let the interior suffer as well. We have been plagued with faulty appliances, peeling paint, and broken tiles. However, the largest atrocity has been the addition to one of the upstairs bedrooms. Perhaps in a previous effort to increase revenue, the extra room that was built above the side porch is not only sloped to a point where it can be uncomfortable to even be seated in the room for an extended period of time but the shoddy craftsmanship on the windows allow for a great deal of leakage, of both water inside and heat outside. Lastly, before I make my point, I must also note that their solution was to duct-tape a thin sheet of plastic over the windows, which, one, didn't work, and two, only added to a negative appearance.

I recognize that the above may come across as the bitter ramblings of an unsatisfied tenants but I assure you my concern is genuine. What will make their new property different from this one? Having one house on the 1401 Gordon lot seems problematic enough, but to allow the current owners to build another dwelling they can neglect seems negligent in and of itself.

Like I alluded to earlier in this letter, if they wish to build another structure to increase the size of their bank accounts and/or augment the property's value it seems a better choice would be to improve upon the current one. Maybe then, and then only could I, as a resident of Charlottesville, trust them to build a tasteful and equally as functional housing unit anywhere in the city, let alone in my backyard.

Thank you for your consideration,

Greg Sanders

**Scala, Mary Joy**

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**From:** William M. Harris, PhD, FAICP [wmhfaicp@yahoo.com]  
**Sent:** Monday, June 12, 2006 11:15 PM  
**To:** Scala, Mary Joy  
**Subject:** BAR 06-06-02

Ms. Scala,

Please accept my comments pursuant to the subject. The proposal offers to construct a 4-bedroom detached unit to the rear of the existing structure located at 1401 Gordon Avenue.

I am opposed to the proposal. My reasons include the following:

1. The proposal will increase the congestion at a already difficult intersection.
2. There exists no acceptable justification for increasing the density in the neighborhood that is under pressure to maintain quality housing in an Historic District.
3. The proposed development will make no value added to the existing housing stock in the neighborhood.
4. The intent of the creation of an Historic District is for the PROTECTION of the character and value (s) of housing and culture of an area; these will be adversely affected by the proposed development.

Please advise me of the decision of the BAR.

William M. Harris, Sr.  
owner: 485-14th Street, NW

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Tired of spam? Yahoo! Mail has the best spam protection around  
<http://mail.yahoo.com>