

CITY OF CHARLOTTESVILLE
"A World Class City"



Department of Neighborhood Development Services

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March 28, 2007

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

Certificate of Appropriateness Application (Deferred from November 28, 2006)
BAR 06-06-02
1401 Gordon Avenue
TM 5 P 83
Brad Booker and Laurie Veliky, Applicants
Construct 4 bedroom detached 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 March 20, 2007.

The BAR approved (8-0) version A-1 through A-7 (no dormers) as submitted, except the entrance walkway to the addition must extend to the City sidewalk, and the landscape plan must be modified as described, and submitted for staff approval: Remove some of the shrubs (at the existing porch and at the gap between buildings); keep the Crepe Myrtle at the driveway but add two shade trees in place of the other Crepe myrtle and the Fringetree.

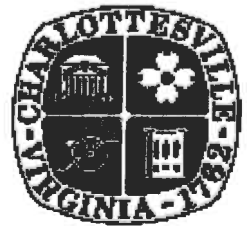
Please submit your revised landscape plan including the walkway extension.

In accordance with Charlottesville City Code 34-285(b), these decisions may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals should be directed to Jeanne Cox, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in one year, unless within that time period you have either: applied for a building permit if one is required, or if no building permit is required, commenced work. You may request an extension of the certificate of appropriateness for one additional year for reasonable cause.

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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
March 20, 2007**



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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.

August 15, 2006 – The BAR voted unanimously to accept the applicant’s request for deferral in order to make revisions to the plans.

November 28, 2006 – The BAR voted unanimously to accept the applicant’s request for deferral in order to make revisions to the plans. (Minutes attached) ✓

Application

The applicant is requesting approval to add an independent 3-story addition containing a 4- bedroom unit to the rear (north side) of the existing house that contains a 4-bedroom unit. The plan has been reworked several times since June, 2006. ✓

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

Two alternative versions are proposed, version A-1 through A-4 is taller with full windows on the top floor; version A-1b through A-4B is lower in height, with dormers on the top floor. ✓

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

Since November, the application has been amended as follows:

- (1) A version with lower building height / dormers has been provided as an alternate;
- (2) The kitchen door now opens out onto the parking area, eliminating the rear sidewalk paving;
- (3) A concrete pad is located to the rear of the addition to accommodate the A/C unit and trash enclosure;
- (4) The parking area has been reduced in size;
- (5) The sidewalk that was parallel to the City sidewalk was moved closer to the house so it would provide a more direct route to the front door;
- (6) A landscape plan has been prepared with foundation plantings of Japanese Holly and Azalea; screening along the parking area of Otto Luyken Laurel and Leucothoe; and in the yard area, two Crape Myrtle and one White Fringetree;

- (7) The window pattern on the north side is more regular;
- (8) Samples of brick, the window, and also the gate design will be brought to the meeting.

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.*

Recommendations

This addition has been designed in an effort to be compatible with the main structure and the surrounding buildings. The applicant has incorporated all the suggestions from the BAR. ✓

If the BAR wants a sidewalk from the front door to the City sidewalk, then steps will be required to meet the grade. ✓

Brick, roof color, and trim color should be approved. Any roof vents should be located to be inconspicuous, or painted to match the roof. The trash enclosure should be painted wood or brick. ✓

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...).

Excerpt from November 28, 2006 Minutes

- E. Certificate of Appropriateness Application (Deferred from August 15)
BAR 06-06-02
1401 Gordon Avenue
Tax Map 5 Parcel 83
Brad Booker and Laurie Veliky, Applicants
Construct four bedroom unit to rear of existing structure**

Ms. Scala gave the staff report. The intention is to match the materials of the existing house. Since August the application has been amended as follows: the addition is now rectangular; the height has been reduced; the roof forms simplified; the addition is separated from the main building by two black metal gates; the front porch is now the full width of the building and has been redesigned to resemble the secondary porch of the main house; additional windows have been added to the west, north and south elevations; the site plan has been altered so the new driveway now necks down to 12 feet near the street; sidewalks have been added internally to the site to connect the parking area to the kitchen entrance and also between the addition and the main building; two shade trees and a Dogwood have been added to the landscaping. The addition has been designed in an effort to be compatible with the main structure and surrounding buildings. Staff recommends approval.

Ms. Laurie Booker stated they had taken the issues they felt would make the project better and made the changes.

Mr. Wolf called for questions from the public and then the Board.

Mr. Wolf wanted to know how the new roof would be vented. Ms. Booker did not know.

Mr. Knight wanted to know if this had gone through site plan review. Ms. Scala stated this project did not require site plan review.

Mr. Wolf called for comments from the Board.

Mr. Knight felt there were many questions directed toward the site plan such as screening of the HVAC, screening of outside trash facilities. Zoning and parking should be resolved with the City.

Mr. Coiner felt the applicant was at a disadvantage as her husband, who usually dealt with the Board, was not present and neither was the architect.

Ms. Heetderks stated there still was not quite enough information and they seemed to be heading toward deferral.

Mr. Osteen expressed concern about some details of the site plan. He was also concerned about the parking and the vertical proportion of the new street façade.

Mr. Wolf wanted to see: samples of the windows and whether they were simulated or true divided light; information about paint color of the trim; and an example of the brick.

Ms. Booker asked for deferral of the proposal.

Mr. Coiner moved they accept the request for deferral. Mr. Knight seconded the motion. The motion carried unanimously.



*Approved w/ conditions
3-20-07*

FRONT ELEVATION - $\frac{1}{4}'' = 1'-0''$

1401 GORDON AVENUE

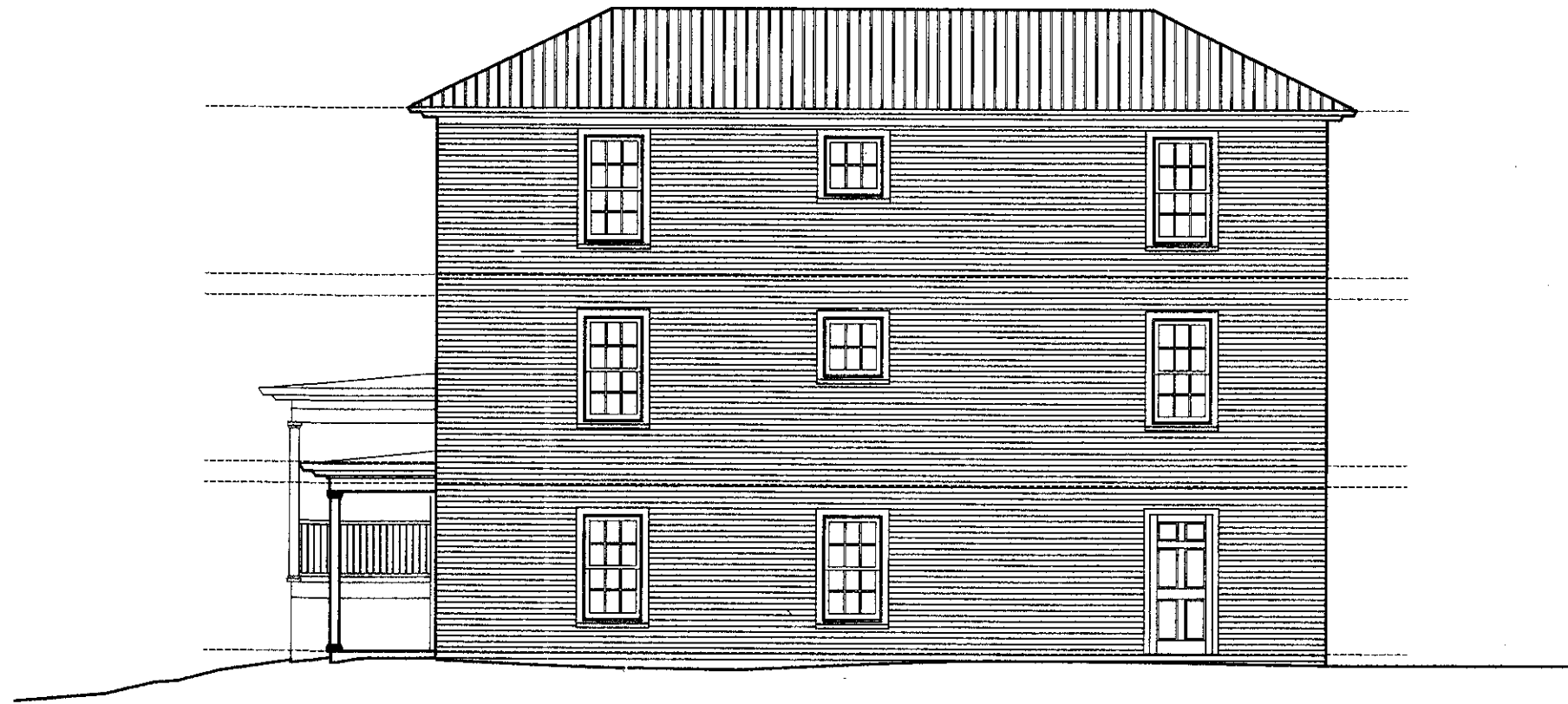
A-1



REAR ELEVATION- $\frac{1}{4}'' = 1'-0''$

1401 GORDON AVENUE

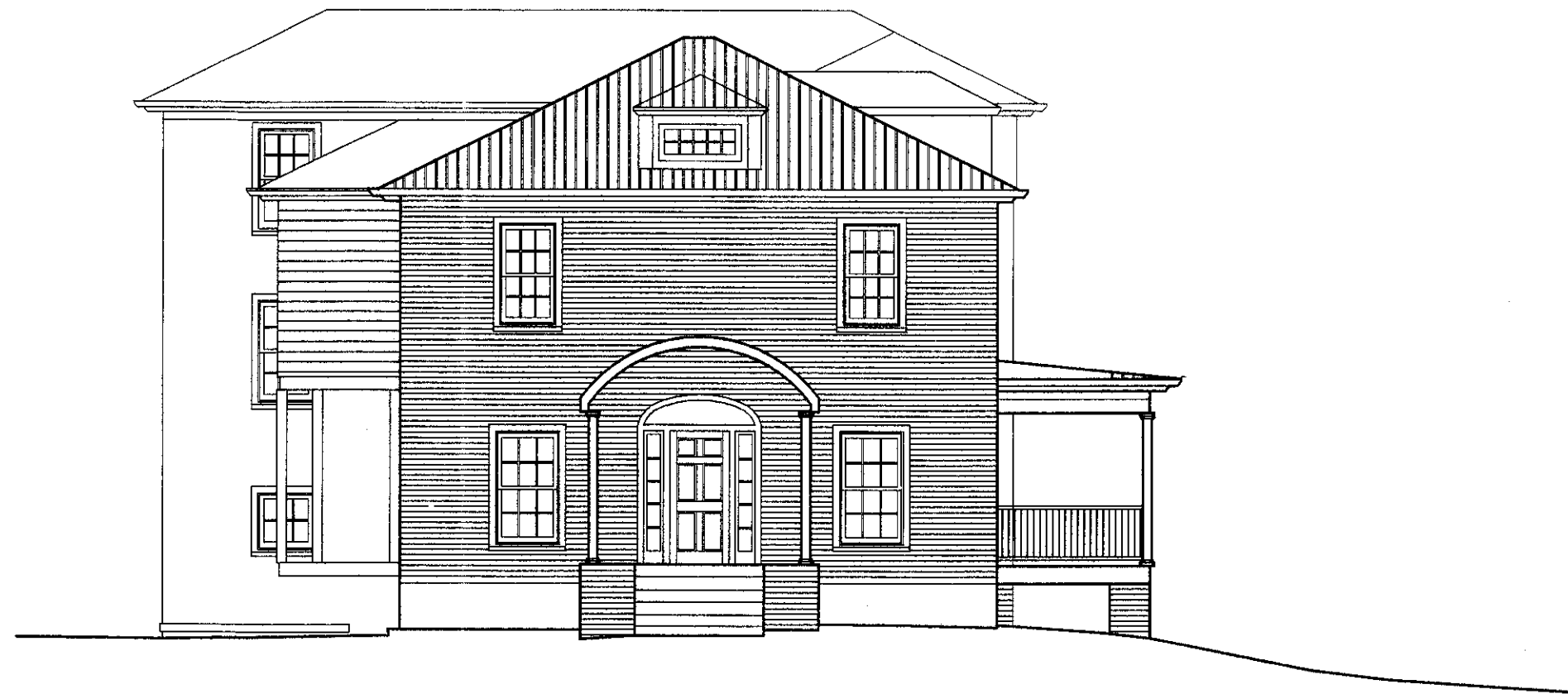
A-2



SIDE ELEVATION- $\frac{1}{4}'' = 1'-0''$

1401 GORDON AVENUE

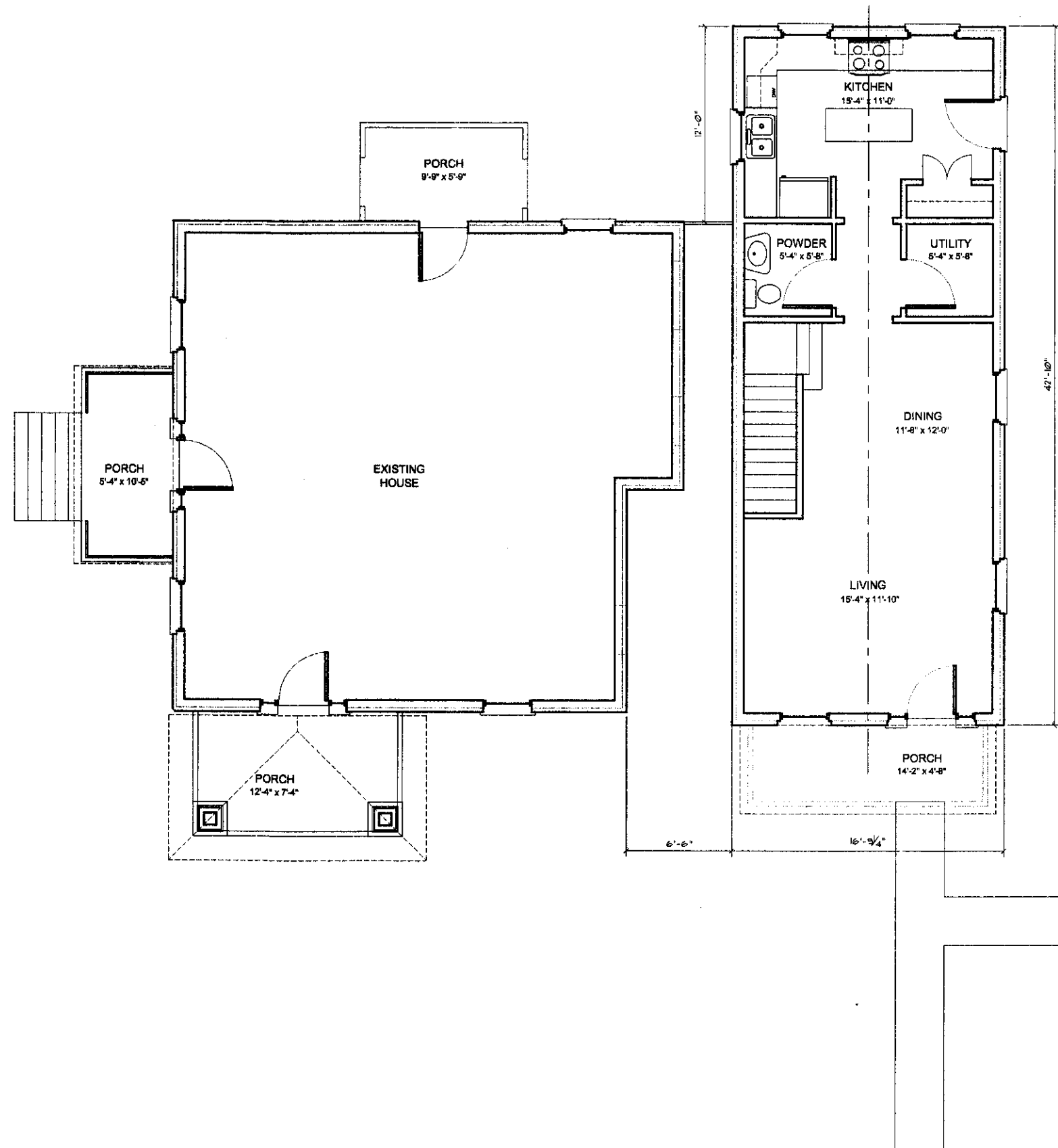
A-3



SIDE ELEVATION- $\frac{1}{4}'' = 1'-0''$

1401 GORDON AVENUE

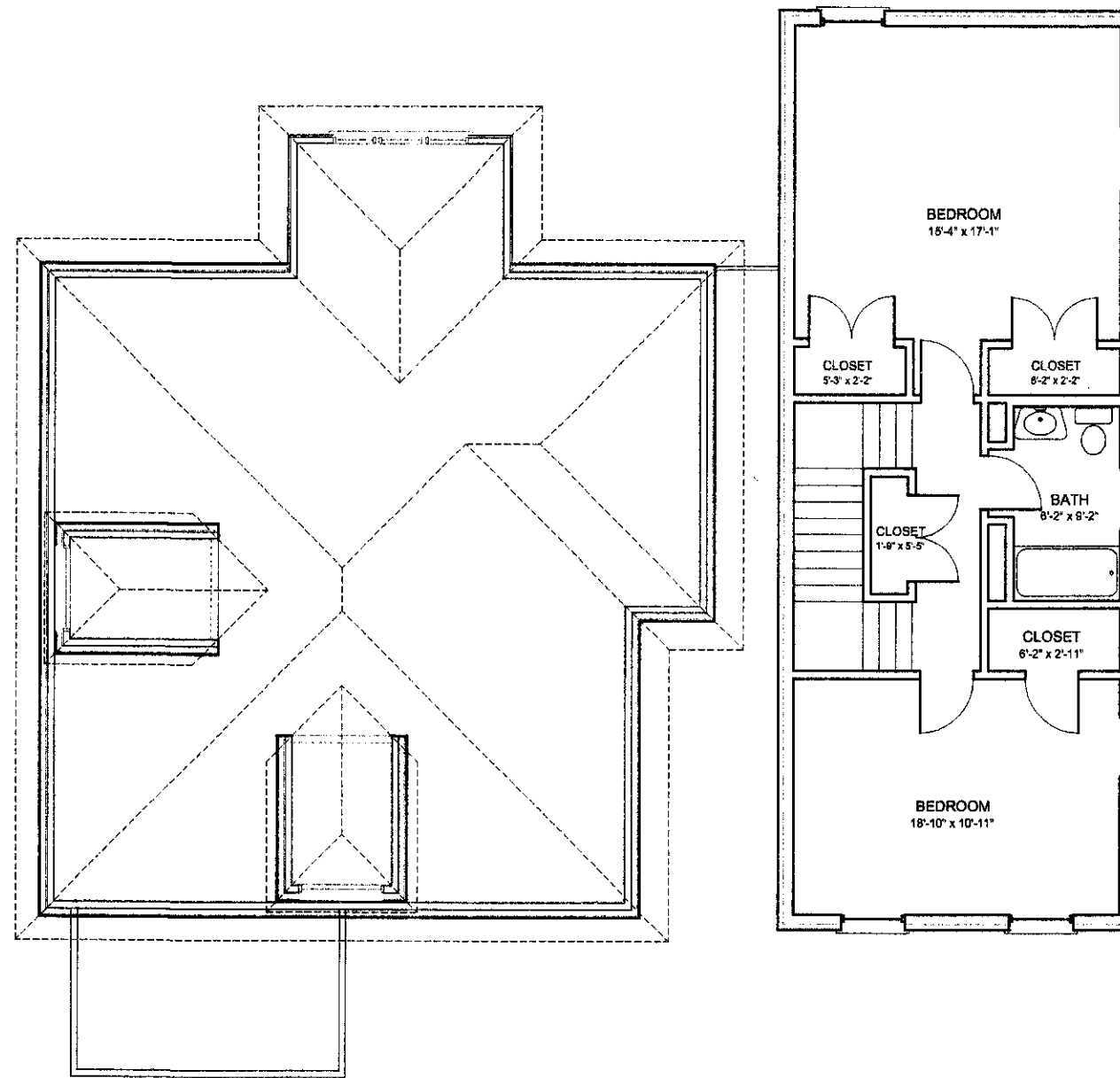
A-4



GROUND FLOOR PLAN- $\frac{1}{4}'' = 1'-0''$

1401 GORDON AVENUE

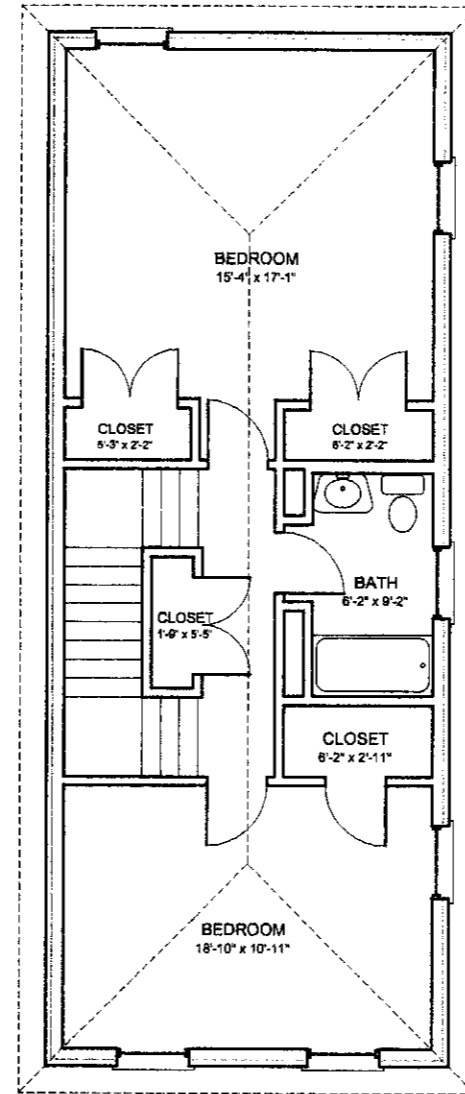
A-5



SECOND FLOOR PLAN- $\frac{1}{4}$ " = 1'-0"

1401 GORDON AVENUE

A-6



THIRD FLOOR PLAN- $\frac{1}{4}$ " = 1'-0"

1401 GORDON AVENUE

A-7