

**From:** Scala, Mary Joy  
**Sent:** Thursday, October 06, 2016 1:39 PM  
**To:** ahayashi@virginia.edu  
**Cc:** mmillen284@aol.com  
**Subject:** BAR ACTIONS - 1805 Fendall Ave- Sept 2016

October 6, 2016

Andrew T. Hayashi  
1805 Fendall Avenue  
Charlottesville, VA 22903

**RE: Certificate of Appropriateness Application**

BAR 16-09-02  
1805 Fendall Avenue  
Tax Parcel 050015L00  
Andrew T. Hayashi, Owner/Applicant  
New Fence

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 20, 2016. The following action was taken:

**Schwarz moved to find that the proposed fence satisfies the BAR's criteria and is compatible with this property and other properties in the Rugby Road Historic Conservation District, and that the BAR approves the application as submitted due to the unique preexisting conditions of the site. Keesecker seconded, and the motion passed (9-0).**

This certificate of appropriateness shall expire in 18 months (March 20, 2018), 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 the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

If you have any questions, please contact me at 434-970-3130 or [scala@charlottesville.org](mailto: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  
Charlottesville, VA 22902  
Ph 434.970.3130 FAX 434.970.3359  
[scala@charlottesville.org](mailto:scala@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
September 20, 2016**



**Certificate of Appropriateness Application**

BAR 16-09-02

1805 Fendall Avenue

Tax Parcel 050015L00

Andrew T. Hayashi, Owner/Applicant

New Fence

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**Background**

1805 Fendall Avenue (formerly 803 Rugby Road) is a contributing structure in the Rugby Road Historic Conservation District. (Historic survey for 803 Rugby is attached. Also attached for context is the neighbor's site plan for 801 Rugby that was before the BAR for a fence last month.)

**Application**

The applicant is seeking BAR approval to install pressure-treated pine fencing. The front of the house used to face Rugby, but when 801 was constructed, the stairs to the front entrance were removed. The proposed fencing will enclose what was the rear yard of the house.

Across Fendall Avenue a new fence would be 4'-6" tall painted white to match the house, with a 4'-0" tall gate. This new fence would run between the house and an existing fence owned by the church. The church fence is 6' tall gray pressure-treated board fence between the rear yard of the house and the church parking lot (see as-built site plan).

Across the north side yard of the house the proposed fence and gate would be 4'-0" tall gray to match the church's existing fence. A small section of new, 6'-0" tall gray fence would be added to the corner to connect the new 4'-0" tall side yard fence with the existing 6' tall gray church fence.

Along the east property line between this house and the neighbor at 801 Rugby, the gray fence would become 6'-0" tall and would connect the 4' tall gray fence on the north side and the house.

Shrubs are proposed on the street side of the 4'-6" high fence.

**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. Review shall be limited to these factors:

- (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 rules of a Historic Conservation District are intended to be much different than an ADC District. This type of district was meant to prevent demolitions and inappropriate new buildings, while minimally imposing on current residents who may want to upgrade their homes. Because the two Historic Conservation Districts in place contain buildings that would certainly qualify for an ADC District, the BAR must remember that this application is being reviewed under a different set of standards and guidelines than if it were located in an ADC district.

The proposed fence requires BAR review because it is considered an addition, and there is a pertinent guideline.

In staff opinion, the fence components have been carefully considered and designed to fit in with the existing site conditions. The proposed 4'-6" tall fence along Fendall Avenue is taller than the 3'6" guideline, but the fence would not block the view of the side of the house that now faces Fendall Avenue.

**Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions in Historic Conservation Districts, I move to find that the proposed fence satisfies the BAR's criteria and is compatible with this property and other properties in the Rugby Road Historic Conservation District, and that the BAR approves the application as submitted.





**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 Email [scala@charlottesville.gov](mailto:scala@charlottesville.gov)

RECEIVED

AUG 16 2016

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.  
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$100;  
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.  
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 3:30 p.m.

RECEIVED  
AUG 17 2016

Owner Name Andrew T. Hayashi Applicant Name Andrew T. Hayashi  
Project Name/Description Fence Parcel Number 050005100  
Project Property Address 1805 Fendall Avenue, Charlottesville 22903

**Applicant Information**

Address: 1805 Fendall Avenue, Charlottesville 22903

Email: ahayashi@virginia.edu  
Phone: (W) 434-243-9125 (C) 510-604-1945

**Signature of Applicant**

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

[Signature] 8/16/16  
Signature Date

Andrew T. Hayashi 08/16/2016  
Print Name Date

**Property Owner Information (if not applicant)**

Address: \_\_\_\_\_  
Email: \_\_\_\_\_  
Phone: (W) \_\_\_\_\_ (C) \_\_\_\_\_

**Property Owner Permission (if not applicant)**

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

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

Print Name \_\_\_\_\_ Date \_\_\_\_\_

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

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

**List All Attachments (see reverse side for submittal requirements):**

10 1/8 SCALE ORIG., 1 11"x17" REDUCTION, 1 DIGITAL OF ORIG. & REDUCTION, 5 SETS OF 10 PHOTOS, CHECK

**For Office Use Only**  
Received by: D. Eubank  
Fee paid: 125.00 Cash/Ck. # 424  
Date Received: 8/17/16  
Revised 2016  
Approved/Disapproved by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Conditions of approval: \_\_\_\_\_

J. MICHAEL MILLEN

LANDSCAPE DESIGN

P.O. BOX 315

Ivy, VA 22945

434 242-8168

August 17, 2016

Mary Joy Scala AICP

Preservation and Design Planner

City of Charlottesville

Department of Neighborhood Development Services

P.O. Box 911

Charlottesville, VA 22902

Dear Mary Joy:

Andrew Havashi and his wife Kateri DuBay wish to install a pressure treated pine board fence at their property at 1805 Fendall Ave (see photo). Across the Fendall Ave side, the fence would be 4'-6" tall (see photos, orange tape is 4'-6" high) painted white (to match house) with a 5' wide by 4' tall white gate at the house. The fence would butt into the existing 6' tall gray pressure treated pine board fence on the church parking lot (see photos).

At the lower side yard abutting the church parking lot, a 6' tall gray (to match church fence and house shutters) fence would be installed to join up with a 4' tall gray fence that would parallel the back property line but be located 14' within the property. A 3'-6" wide by 4' tall gray gate would be located where the 6' fence meets the 4' fence.







