

From: Scala, Mary Joy
Sent: Wednesday, July 27, 2016 2:59 PM
To: greg@wpluswdesign.com
Cc: 'Lane Bonner'
Subject: BAR Action- 513 14th Street NW - July 19, 2016

July 27, 2016

Greg Winkler
200 West 12th Street
Waynesboro, VA 22980

RE: Certificate of Appropriateness Application

BAR 16-03-03

513 14th Street NW

Tax Parcel 050087000

Lane Bonner, Owner/Wassenaar & Winkler Architects, Gregory Winkler, Applicant
Two Story/Attic Additions – Final Details

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on July 19, 2016. The following action was taken:

Mohr moved to find that the proposed addition satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC district, and that the BAR approves the application with the following provisos: a landscape plan, and the detailing of the railing found on the North side of the building to come back for administrative approval. The brick and the ADA lift are approved as submitted. Schwarz seconded. Motion passed (7-0).

This certificate of appropriateness shall expire in 18 months (January 19, 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.

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.

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

Charlottesville, VA 22902

Ph 434.970.3130 FAX 434.970.3359

scala@charlottesville.org

June 30, 2016,

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

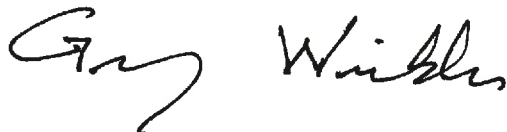
Thank you for your time and guidance preparing the attached resubmission package for 513 14th Street Northwest. This resubmission is for the July meeting. The following is copied from your June 27th email and our responses in red.

The BAR would like to see:

- A sample of the brick as proposed – **a sample board is provided.**
- Alternate ramp plans or see the project go to a walkway with a lift – the objective being to keep as many of the existing trees as possible - **We removed the ramp to the north, and added an ADA lift to the south - saving 3 large existing trees and removing a door to the north.**
- A finished landscape plan with larger trees and more plants that mimic what is already going on in the district - **We revised the landscape plan, making sure to replace the 3 large trees with 4 large trees from Charlottesville's Master Tree list. We added several medium and small size shrubs, following landscape architect - Lee Quillen's plan and selecting species from the approved Charlottesville Master Tree list.**

If we should send over a combined PDF please let us know.

Kind Regards,



Greg Winkler, Architect
Wassenaar + Winkler P.L.L.C.

RECEIVED

JUL 01 2016

NEIGHBORHOOD DEVELOPMENT SERVICES



General Shale
Brick

Building The American Dream

Thin Brick

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
July 19, 2016**



Certificate of Appropriateness Application

BAR 16-03-03

513 14th Street NW

Tax Parcel 050087000

Lane Bonner, Owner/Wassenaar & Winkler Architects, Gregory Winkler, Applicant

Two Story/Attic Additions – Final Details

Background

This property is a contributing structure in the Rugby Road-University Circle-Venable Neighborhood ADC district. (However, 14th Street NW has never been added to the National Register District nearby). The Colonial Revival house was built ca. 1925. The house is nicely detailed and well-maintained (Historic survey attached).

March 15, 2016 – Mohr moved to find that the proposed addition does not satisfy the BAR's criteria and guidelines, because of its size, and is not compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC district, and that the BAR does not approve the application as submitted. Schwarz seconded. Motion passes (4-2-1, with Keesecker and Graves opposed, and Balut abstained)

May 2, 2016 – City Council overturned (3-2, with Fenwick and Szakos opposed) the BAR's decision to deny the addition, and stipulated that the applicant should return to the BAR for approval of unresolved items, which may include a landscape plan, window specifications, and eave details.

June 21, 2016 - Mohr moved to find that the proposed addition satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC district, and that the BAR approves the application as submitted with the following provisos:

The BAR would like to see:

- A sample of the brick as proposed
- Either alternate ramp plans or see the project go to a walkway with a lift – the objective being to keep as many of the existing trees as possible
- A finished landscape plan with larger trees and more plants that mimic what is already going on in the district

Balut seconded. Motion approved (7-1 with Sarafin opposed).

Application

The applicant is seeking approval of final three conditions:

- Brick is General Shale Tudor Collection "Old English." A sample has been provided. The BAR's concern was that the brick on the addition would be differentiated from the brick of the original building.

- The applicant removed the ramp to the north and added an ADA lift to the south- saving three existing trees and removing a door to the north.
- The three trees removed from the rear will be replaced with four Armstrong Red Maples. In addition, there will be five Crepe Myrtles and Boxwood shrubs. (See attached Previous Submittal-June 2016 for comparison).

Criteria, Standards, 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.*

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;*
- (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;*
- (7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020, et seq. shall be applied; and*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Review Guidelines for Additions and New Construction

P. ADDITIONS

The following factors shall be considered in determining whether or not to permit an addition to a contributing structure or protected property:

(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 facade 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.

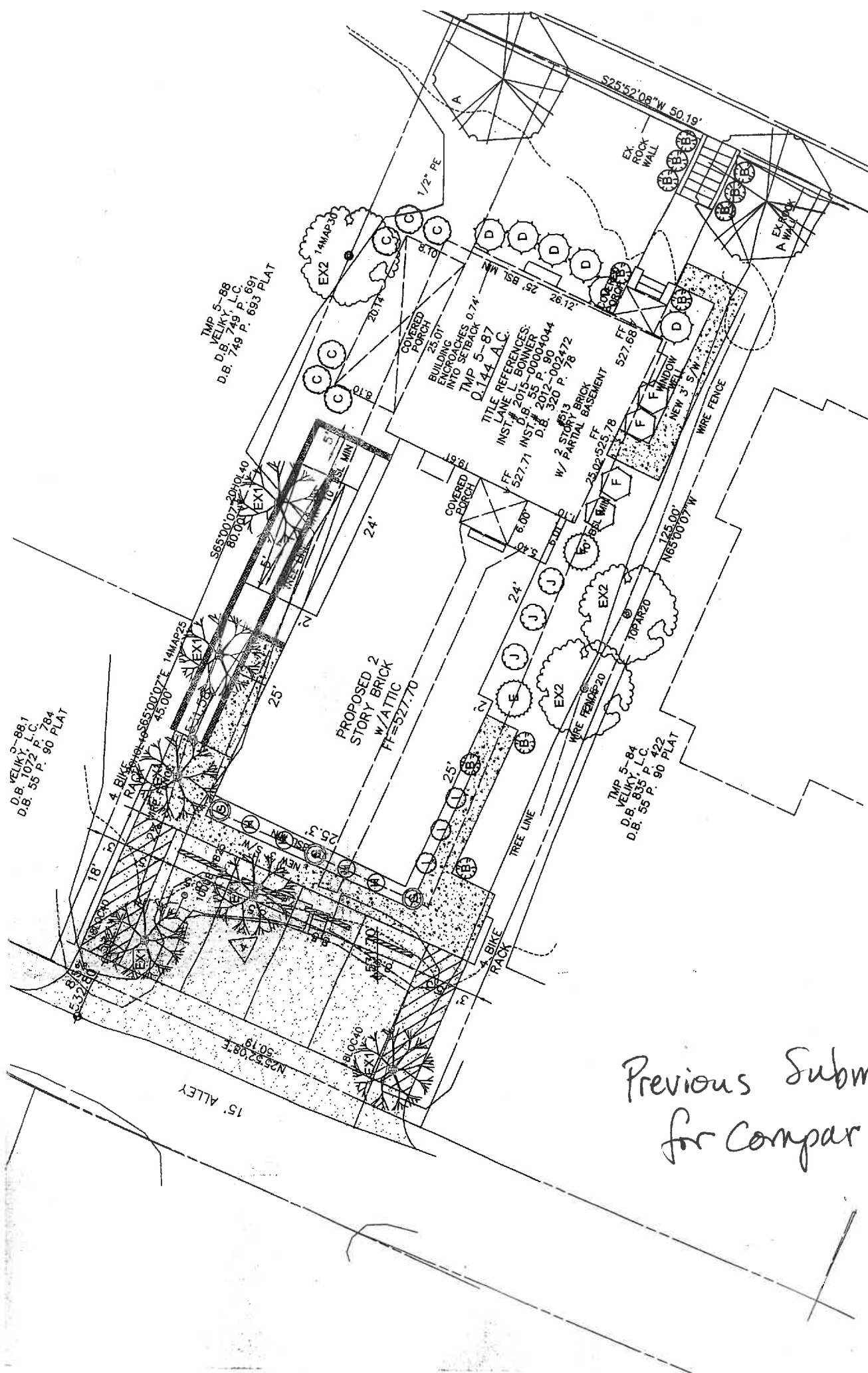
b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Discussion and Recommendations

The BAR should determine if it's concerns are met.

Suggested Motions

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 guidelines and is compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC district, and that the BAR approves the application as submitted (or with the following modifications...).



TMP 5-88
 VELIKY, L.C.
 D.B. 749 P. 691
 D.B. 749 P. 693 PLAT

BUILDING
 ENGRAINED
 INTO SETBACK
 0.74'
 TMP 5-87
 Q.144 A.C.
 TITLE REFERENCES:
 LANE L. BONNER
 INST. 2015-00004
 D.B. 55 P. 80
 D.B. 2012-002472
 INST. 320 P. 78
 W/ 2 STORY BRICK
 W/ PARTIAL BASEMENT
 FF 527.71
 FF 527.68
 FF 527.78

TMP 5-84
 VELIKY, L.C.
 D.B. 835 P. 422
 D.B. 55 P. 90 PLAT

D.B. 3-881
 VELIKY, L.C.
 D.B. 55 P. 784
 D.B. 55 P. 90 PLAT

Previous Submittal (Jun '16)
 for Comparison