

Mess, Camie

From: Mess, Camie
Sent: Friday, January 26, 2018 4:17 PM
To: bob.littlerhinostudio@gmail.com
Subject: BAR Action- January 17, 2018 - 1411 Gordon Avenue

January 26, 2018

Certificate of Appropriateness Application

BAR 18-01-02
1411 Gordon Avenue
Tax Parcel 050081000
Trem Residential Rentals LLC, Owner/ Bob Anderson, Applicant
New rear addition

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on January 17, 2018. The following action was taken:

Earnst moved: 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 in concept satisfies the BAR's criteria 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 a request that details on materials, lighting, windows, and the door come back to be circulated for administrative approval, with the strong recommendation to add windows to the side elevation. Schwarz seconded. Approved (6-0.)

This certificate of appropriateness shall expire in 18 months (July 17, 2019), 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. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

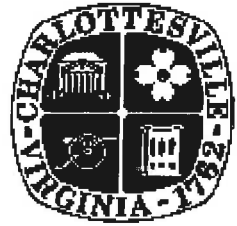
If you have any questions, please contact me at 434-970-3130 or messc@charlottesville.org.

Sincerely yours,

Camie Mess
Assistant Preservation and Design Planner

Camie Mess
Assistant Preservation and Design Planner
City of Charlottesville Neighborhood Development Services
610 E. Market Street, P.O. Box 911, Charlottesville, Virginia 22902
Phone: (434) 970-3398
E-mail: messc@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
January 17, 2018**



Certificate of Appropriateness Application

BAR 18-01-02

1411 Gordon Avenue

Tax Parcel 050081000

Trem Residential Rentals LLC, Owner/ Bob Anderson, Applicant

New rear addition

Background

The 2 ½ story, 3-bay, brick American Foursquare with a hipped roof, front oversized hip-roofed dormer, central brick chimney, overhanging eaves, 6/6 sash windows, and a 3-by front porch with battered posts on brick piers was constructed in the 1920s, and is a contributing resource in the Rugby Road-University Circle-Venable Neighborhood (historic survey is attached.)

Application

This applicant is requesting to build a two story addition on the back of the existing house. The addition will be clad in cement fiber lap siding (color: cobblestone), the gutter and fascia will be white and match existing, the new hip roof will match the pitch, texture, and color of the existing roof, and five new double hung windows to match the existing windows. In order to build this addition the applicant will be demolishing an existing covered porch.

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.*

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;*
- (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 Review Guidelines for New Construction and Additions

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 façade 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.*

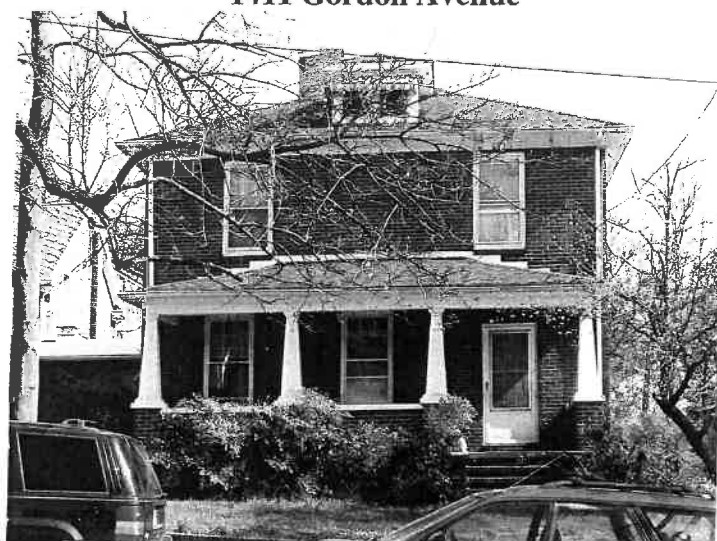
Discussion and Recommendations

In staff's opinion the addition is appropriate and is within the guidelines. Also, it is barely visible from the street, and therefore will have minimal visual impact to the existing structure.

Suggested Motion

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 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.

1411 Gordon Avenue



STREET ADDRESS:	1411 Gordon Avenue
MAP & PARCEL:	5-81
PRESENT ZONING:	UMD
ORIGINAL OWNER:	
ORIGINAL USE:	Residential – single family
PRESENT USE:	Residential – single family
PRESENT OWNER:	Tremaglio, Carl J. and Victoria
ADDRESS:	1745 Broadway St. Charlottesville, Va. 22902
DATE/ PERIOD:	Ca. 1925
STYLE:	American Foursquare
HEIGHT IN STORIES:	2.5 stories
DIMENSIONS AND LAND AREA:	1,472 sq ft/0.092 acres
SOURCES:	Charlottesville City Records and 2004 Architectural Survey
CONTRIBUTING:	Yes

ARCHITECTURAL DESCRIPTION

This 2 ½-story, 3-bay, brick American Foursquare has the following details: hipped roof with front oversized hip-roofed dormer, central brick chimney, overhanging eaves, 6/6-sash windows, and a 3-bay front porch with battered posts on brick piers. Constructed in the 1920s, this is a contributing resource in the District.



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.org

RECEIVED

DEC 12 2017

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 \$375;
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.

Owner Name	TREM RESIDENTIAL REVIEWS LLC	Applicant Name	Bob Anderson, AIA
Project Name/Description	1411 Gordon Addition	Parcel Number	050081000
Project Property Address	1411 Gordon Ave.		RPC: 10837

Applicant Information

Address: PO Box 2257
Charlottesville, VA 22902
Email: bob.littlerhinostudio@gmail.com
Phone: (W) 434-996-2457 (C) same

Signature of Applicant

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

[Signature] 12/4/17
Signature Date

Robert B. Anderson 12/4/17
Print Name Date

Property Owner Information (if not applicant)

Address: 1035 LOCUST AVENUE
CHARLOTTESVILLE VA 22901
Email: vtremaylo@gmail.com
Phone: (W) 434 293 5455 (C) 434 531 9646

Property Owner Permission (if not applicant)

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

[Signature] 12/4/17
Signature Date

Chris J Tremaylo 12/4/17
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): 24'-4" x 10'-0" 2-story wood frame addition w/ siding & hip roof ADDITION to existing brick-faced, 2-story dwelling (28'-5" x 26'-0"). Addition is at back of house & barely visible from street

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

Existing Plat, Site Plan of Proposed addition, side & rear elevations, photos of existing house, photo of existing with proposed addition inserted into photo.

For Office Use Only

Received by: [Signature]

Fee paid: \$ 125⁰⁰ Cash/Ck. # 1450

Date Received: 12/12/2017

Revised 2016

P17-0212

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

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



January 3, 2018

Dear Sir or Madam:

This letter is to notify you that the following application has 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 Application

BAR 18-01-02

1411 Gordon Ave

Tax Parcel 050081000

Trem Residential Rentals LLC, Owner/ Bob Anderson, Applicant

New rear addition

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Wednesday January 17, 2018, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information 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 cursive script that reads "Camie Mess".

Camie Mess
Assistant Preservation and Design Planner



1411 Gordon Avenue

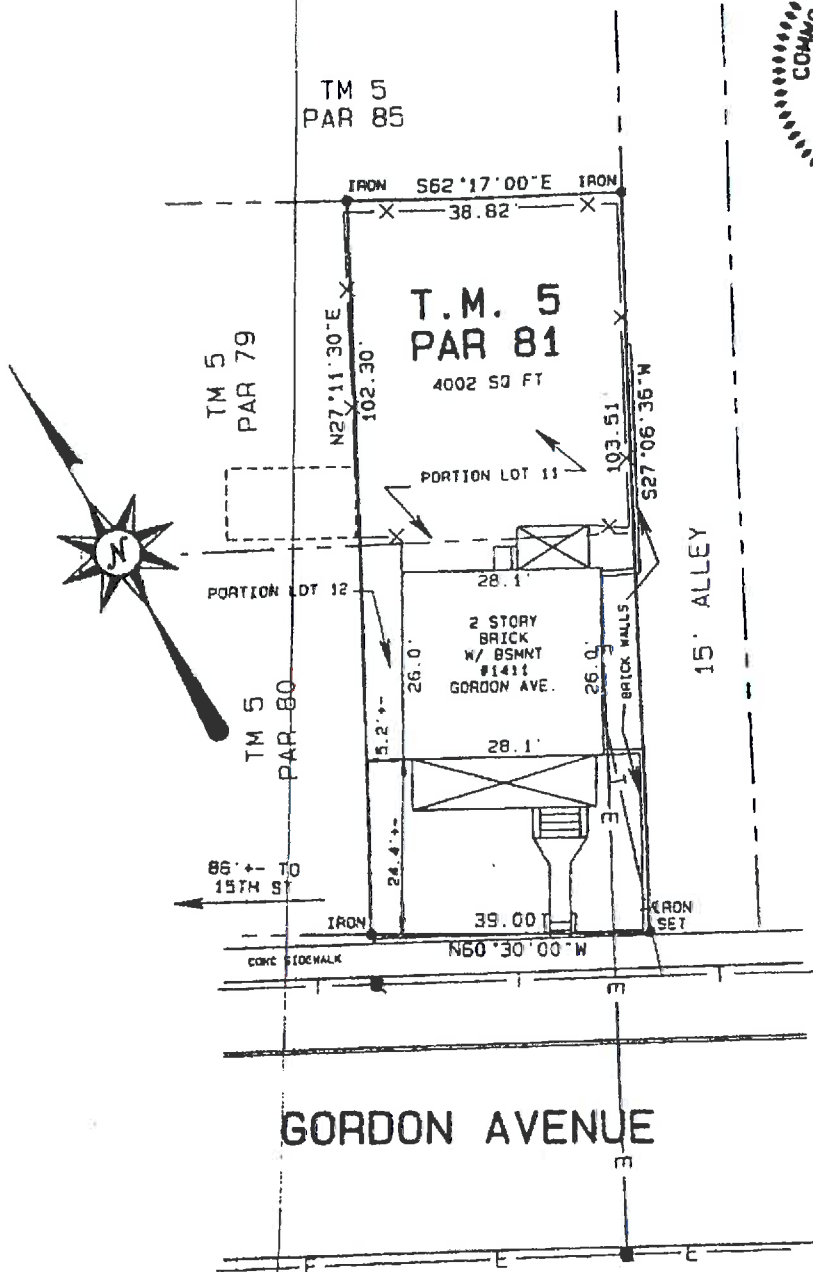
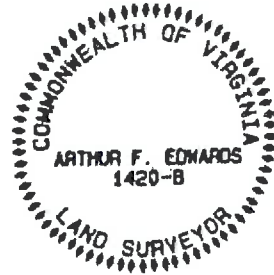
South (front) and east (side) facades with proposed addition shown at the rear of the house. As viewed from curb along north side of Gordon Avenue.

THIS IS TO CERTIFY THAT ON JUNE 25, 1996, I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND WALLS OF THE BUILDINGS ARE SHOWN HEREON. DECLARATION IS MADE TO ORIGINAL PURCHASER OF THE SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

PROPERTY IS NOT IN A H.U.D. DEFINED 100 YEAR FLOOD ZONE BUT IS LOCATED IN FLOOD ZONE "C" AS SHOWN ON COMMUNITY PANEL No. 510033-0002C.

NO TITLE REPORT FURNISHED.

Arthur F. Edwards
ARTHUR F. EDWARDS



PHYSICAL SURVEY SHOWING
**PARCEL 81 AS SHOWN ON
SHEET 5 CITY TAX MAPS**

SCALE : 1" = 20'

CHARLOTTESVILLE, VIRGINIA

JUNE 25, 1996

B. AUBREY HUFFMAN & ASSOCIATES, LTD.

CIVIL ENGINEERING - LAND SURVEYING - LAND PLANNING

CHARLOTTESVILLE, VIRGINIA



1411 Gordon Avenue

South (front) facade viewed from curb in front of house.



1411 Gordon Avenue

North facade viewed from north edge of back yard/south edge of adjacent parking lot. Part of residence on west adjacent property is shown.



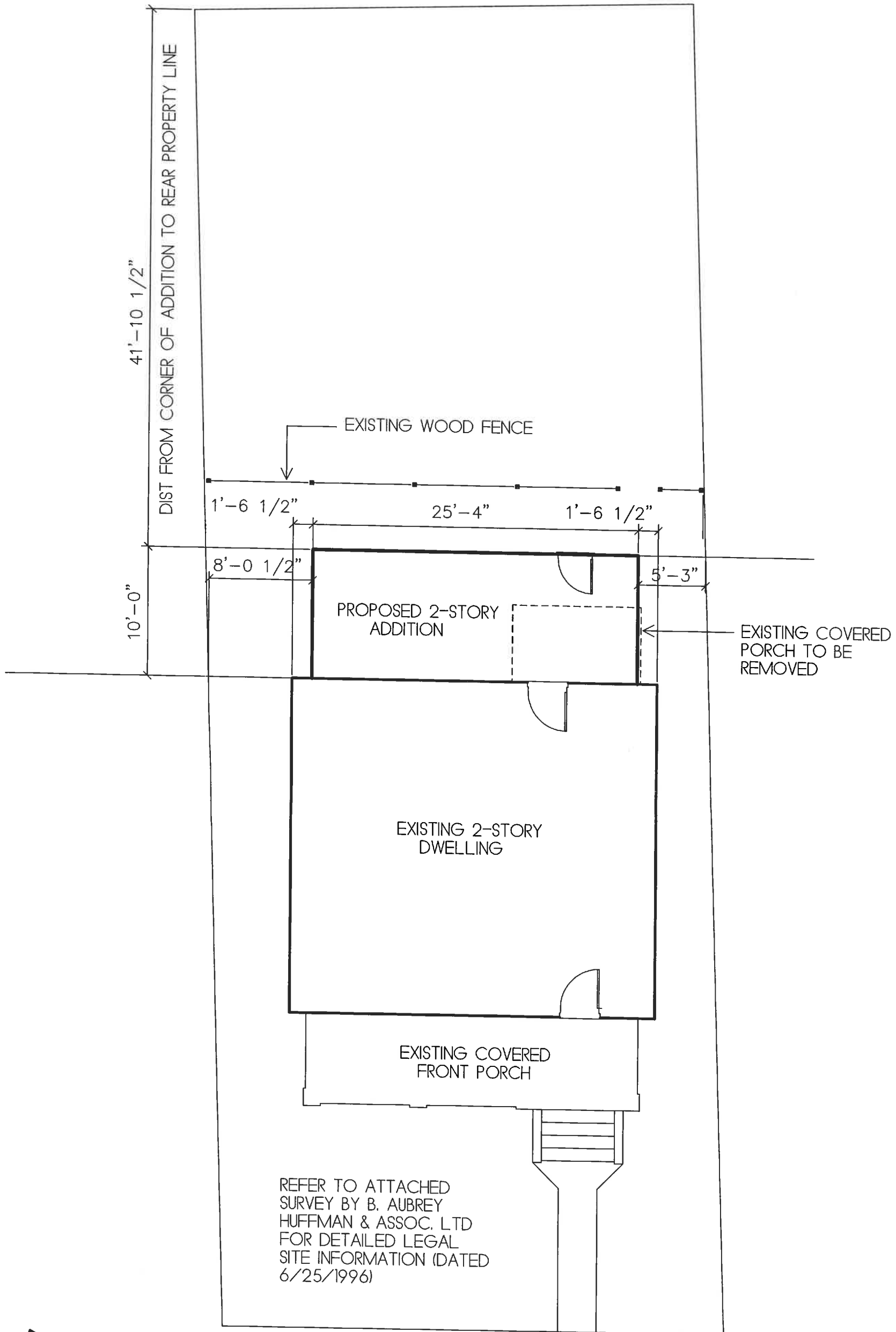
1411 Gordon Avenue

South (front) and east side facades viewed from north lane of Gordon Avenue. Adjacent houses on east and west properties are shown.



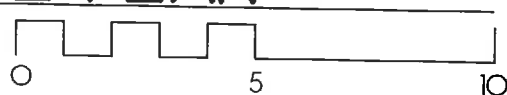
1411 Gordon Avenue

South and west facades viewed from north lane of Gordon Avenue. Adjacent house on west property is shown.



PROPOSED SITE PLAN

SCALE: 1/8" = 1'-0"



DEC. 11, 2017

RENOVATION/ADDITION TO 1411 GORDON AVENUE

LITTLE RHINO STUDIO, PC
 bob.littlerhinostudio@gmail.com

ARCHITECTURE & PLANNING
 (434) 996-2457



PROPOSED LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

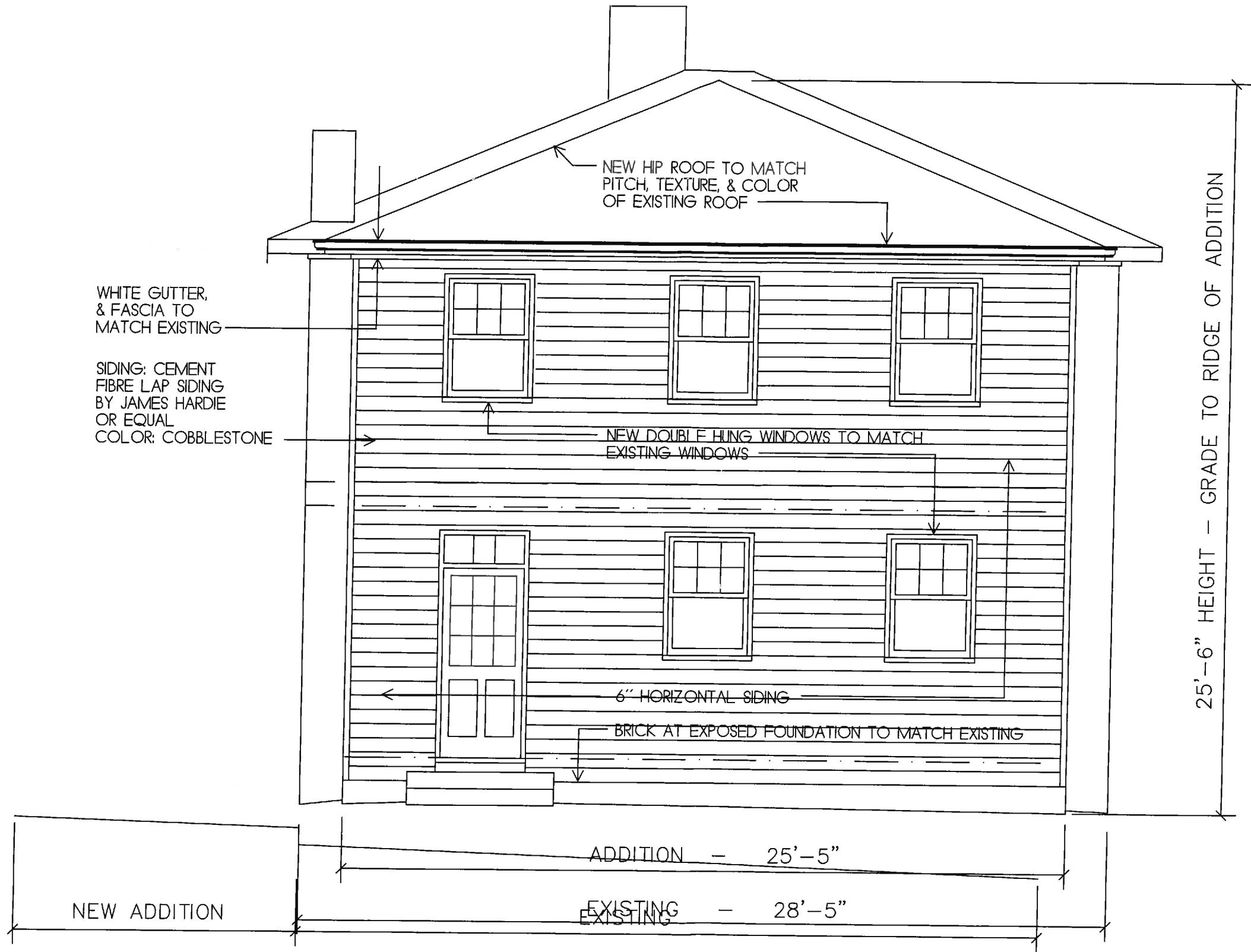


DEC. 11, 2017

RENOVATION/ADDITION TO 1411 GORDON AVENUE

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bob.littlerhinostudio@gmail.com

ARCHITECTURE & PLANNING
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PROPOSED REAR ELEVATION

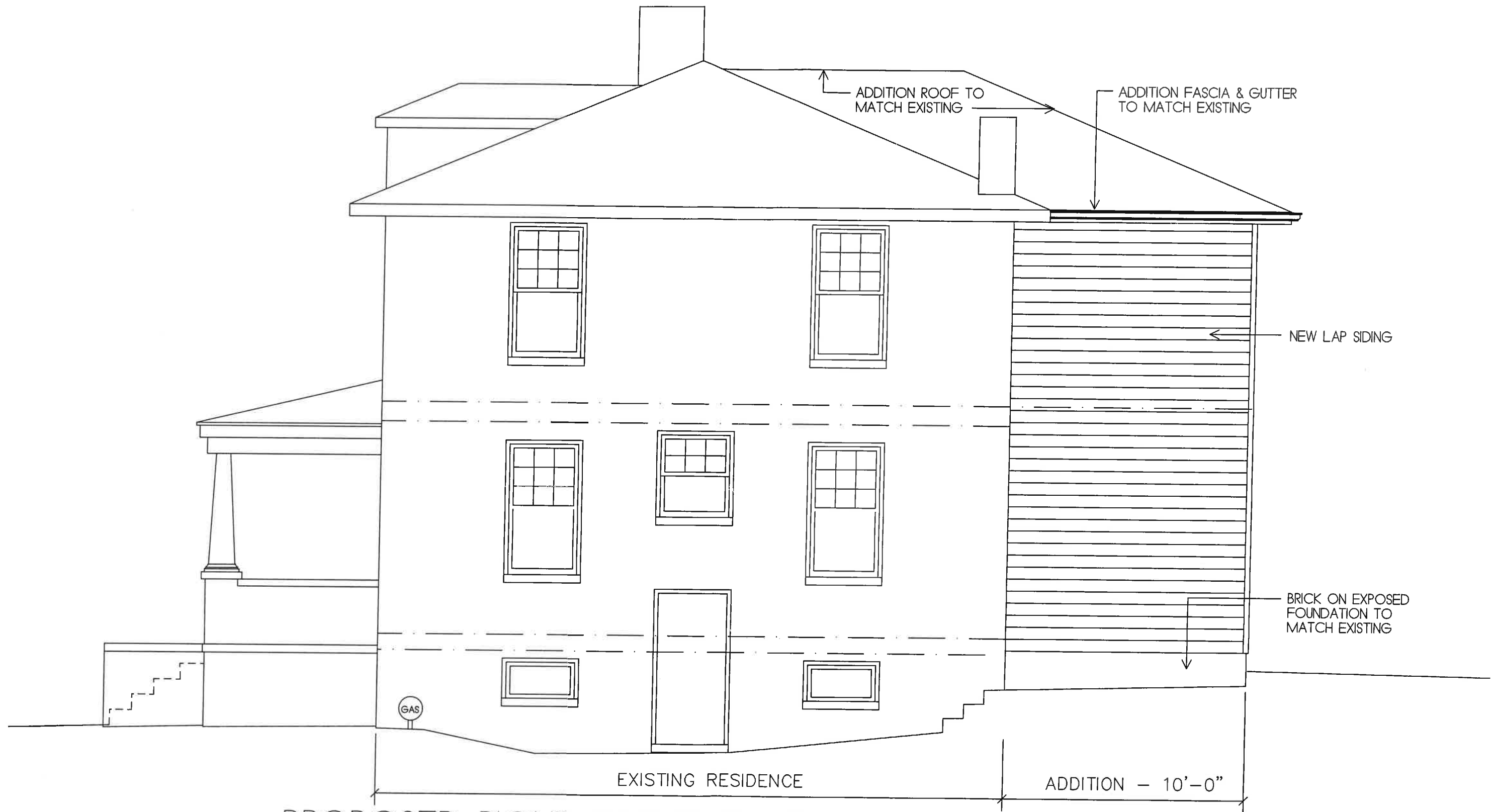
SCALE: 1/4" = 1'-0"

DEC. 11, 2017

RENOVATION/ADDITION TO 1411 GORDON AVENUE

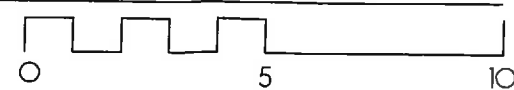
LITTLE RHINO STUDIO, PC
bob.littlerhinostudio@gmail.com

ARCHITECTURE & PLANNING
(434) 996-2457



PROPOSED RIGHT SIDE ELEVATION

SCALE: 1/4" = 1'-0"



DEC. 11, 2017

RENOVATION/ADDITION TO 1411 GORDON AVENUE

LITTLE RHINO STUDIO, PC
 bob.littlerhinostudio@gmail.com

ARCHITECTURE & PLANNING
 (434) 996-2457

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NOT FOR CONSTRUCTION