

## Lasley, Timothy G

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**From:** Lasley, Timothy G  
**Sent:** Thursday, October 18, 2018 12:09 PM  
**To:** 'gabe2344@gmail.com'  
**Cc:** Werner, Jeffrey B; Mess, Camie  
**Subject:** BAR Actions - October 16, 2018 - 605 Grove Avenue

October 18, 2018

### **Certificate of Appropriateness (Historic Conservation District)**

BAR 18-10-03  
605 Grove Avenue  
Tax Parcel 510044000  
Gabriel and Erin Schneider, Owner/ Applicant  
Addition

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 16, 2018. The following action was taken:

**Motion: Sarafin moved having considered the standards set forth within the City Code, including City Historic Conservation District 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 Martha Jefferson Historic Conservation District, and that the BAR approves the application as submitted, with the reminder of no faux-grain siding. Earnst seconded. Approved (7-0).**

This certificate of appropriateness shall expire in 18 months (April 16, 2020), 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 [wernerjb@charlottesville.org](mailto:wernerjb@charlottesville.org).

Sincerely yours,  
Jeff Werner

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### **Tim Lasley**

Intern | Historic Preservation and Design Planning  
City of Charlottesville | Neighborhood Development Services  
University of Virginia | Class of 2020  
School of Architecture

Phone: (434)-970-3182  
Email: [lasleyt@charlottesville.org](mailto:lasleyt@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
October 16, 2018**



**Certificate of Appropriateness (Historic Conservation District)**

BAR 18-10-03

605 Grove Avenue

Tax Parcel 510044000

Gabriel and Erin Schneider, Owner/ Applicant

**Addition**

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**Background**

Built in 1956-1957 by Lucille D. Shelton, 605 Grove Avenue is a contributing structure in the Martha Jefferson Historic Conservation District and is a brick ranch house with asphalt shingles. Shelton, an administrative secretary for Martha Jefferson Hospital, owned the house until her death in 1992. (Historic survey is attached.)

**Application**

Applicant's submittal:

- Applicant submitted dated September 21, 2018: description of proposed work (page 1), first floor plan with addition (page 2), east elevation (page 3), roof plan and west elevation (page 4), north elevation (page 5), south elevation (page 6), lot survey (page 7), picture of the front of the house (page 8), picture of the back of the house (page 9), picture of back of the house and backyard (page 10), picture of front walkway (page 11), and window cut sheets (page 12)

Applicant's request:

- Demolition of the current back wall of the house
- Addition at rear of the house (west side) for new dining room and a master suite. Only a small segment of the addition (at north side of the house) will be visible from the street.
  - Materials: Hardiplank siding (no faux grain) to match the current siding on the left side, shingles, trim/soffit, gutters, and downspouts will match existing

**Discussion and Recommendations**

This property is in a Historic Conservation District where guidelines are less stringent than an ADC. The proposed addition is only partially visible from the street and complies with both the general HC District Design Guidelines and those specific to the Martha Jefferson HC district.

Staff recommends approval of this request.

### **Suggested Motion**

Having considered the standards set forth within the City Code, including City Historic Conservation District 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 Martha Jefferson Historic Conservation district, and that the BAR approves the application as submitted.

### **Criteria, Standards, and Guidelines**

#### **Review Criteria Generally**

Sec. 34-341(a) 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 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.

#### **Standards for Review of New Construction and Additions include:**

- 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.

#### **Pertinent Design Review Guidelines for 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.

### **Martha Jefferson Historic Conservation District**

This section lists architectural character defining features; identifies properties that may potentially qualify as Individually Protected Properties; and includes a map that outlines the boundaries of the district, and identifies which structures are contributing or non-contributing.

### Architectural character-defining features:

1. Encourage one-story front porches;
2. Encourage garages to be located in the rear yards;
3. The levels of a building's stories should be consistent with those on surrounding structures with respect to the natural grade [for example, a first floor should not be raised so that it is higher than most surrounding first floors];
4. Do not exclude well-designed, new contemporary architecture [there may be a misconception that only historic-looking new buildings are permitted];
5. Encourage standing seam metal roofs;
6. Maintain and encourage tree canopy [Maintain the existing tree canopy and encourage new large shade trees];
7. The following Historic Conservation Overlay District Design Guidelines are especially pertinent:
  - a. maintain neighborhood massing and form;
  - b. encourage the use of sustainable materials;
  - c. limit the height of fences in front yards to 3 ½ feet in height.
8. Regarding the future development of the hospital properties, the neighborhood's focus has been:
  - a. not to tear down the old houses; to encourage low density residential development north of Taylor Walk (with the suggestion that Taylor Street be reinstated);
  - b. to expect the High Street area to develop as a sensitively designed, high-quality, mixed use development;
9. Encourage good stewardship of Maplewood Cemetery.



**Board of Architectural Review (BAR)  
Conservation District - 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

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.

Project Name/Description SCHEIDER Addition Parcel Number S1D044000  
 Project Address/Location 605 GROVE AVE  
 Owner Name GABRIEL & ERIN SCHEIDER Applicant Name GABRIEL SCHEIDER

**Applicant Information**

Address: 605 GROVE AVE  
CHARLOTTESVILLE, VA 22902  
 Email: GABE2344@gmail.com  
 Phone: (W) 434-982-7533 (H) 703-863-7050

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

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

**Signature of Applicant**

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

[Signature] 9/20/18  
 Signature Date  
GABRIEL SCHEIDER 9/20/18  
 Print Name Date

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

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

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

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

List All Attachments (see reverse side for submittal requirements):  
DESCRIPTION, SPECIFICS, PLAT, PICTURES, WINDOW SPECIFICATIONS

<b>For Office Use Only</b>	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
<i>Revised April 2017</i>	

CONSERVATION DISTRICT ORDINANCE: You can review the *Historic Conservation Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-335 online at [www.charlottesville.org](http://www.charlottesville.org) or at [Municode.com](http://Municode.com) for the City of Charlottesville.

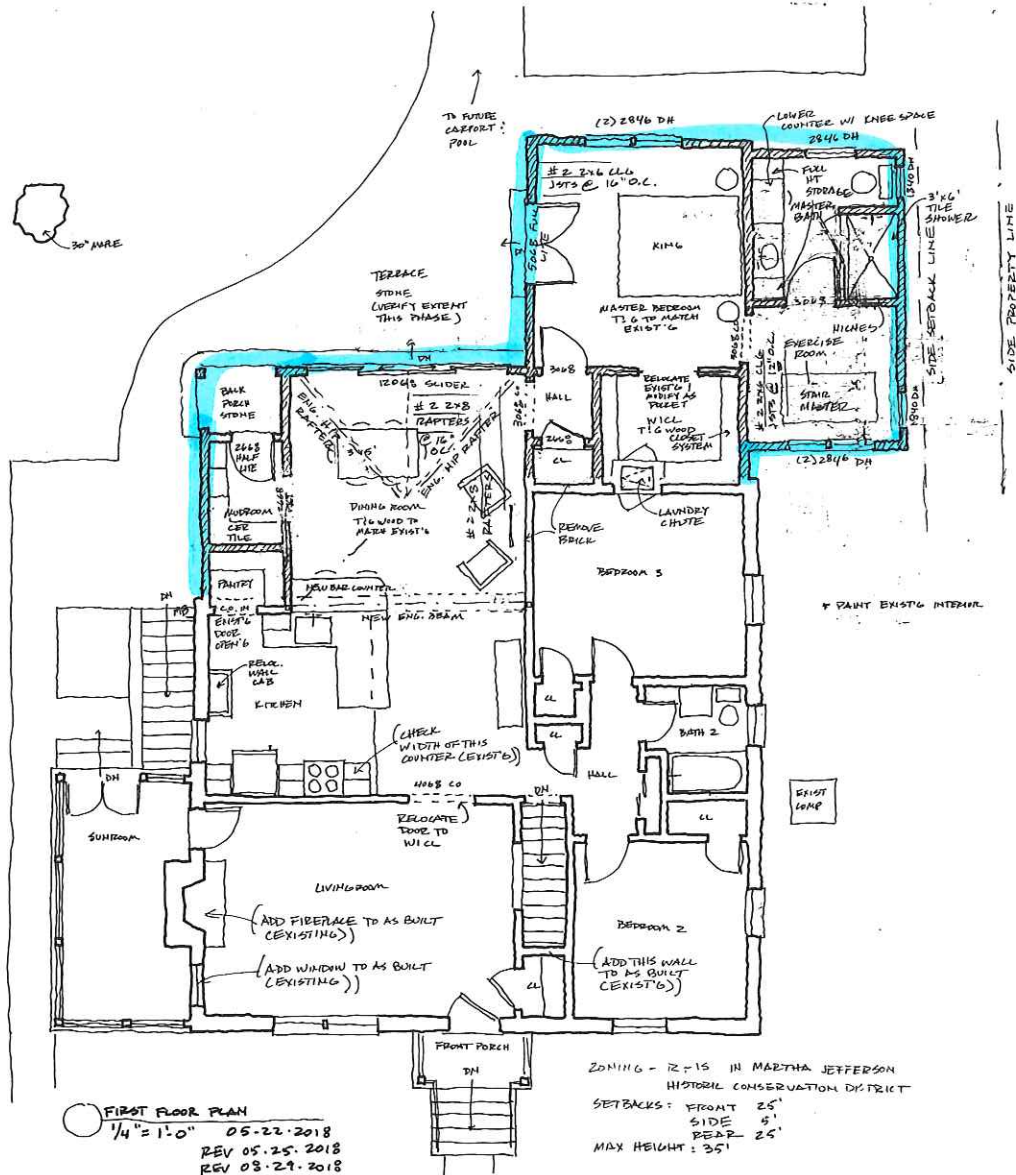
DESIGN GUIDELINES: Please refer to the current *Historic Conservation Districts Design Guidelines* online at [www.charlottesville.org](http://www.charlottesville.org).

SUBMITTAL REQUIREMENTS: Per Sec 34-345, the applicant shall submit sufficient information to make a determination whether further review and a certificate of appropriateness is required. If the director determines that review and approval by the BAR is required, then the applicant shall submit a complete application that includes the following information:

- (1) A written description of proposed exterior changes;
- (2) A general sketch plan of the property including: the location of existing structures; property and setback lines; and any proposed new construction, additions or deletions, parking areas, and fences;
- (3) The total gross floor area of the existing building and of any proposed additions;
- (4) Elevation drawings depicting existing conditions and proposed exterior changes;
- (5) Photographs of the subject property in context of the buildings on contiguous properties;
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer. The director may waive the requirement for a structural evaluation and cost estimates in the case of an emergency, or if the building is the primary residence of the applicant.

### **Description of Proposed Work: 605 Grove Ave.**

For this project we aim to add on a Dining Room and a Master Suite to our current home at 605 Grove Avenue. These rooms will be added off the back of our home and will require us taking down the wall on the back of the kitchen to attach to these two new rooms. The only piece of the addition that will be seen from the street will be the Master Suite's Exercise Room and bathroom which will pop out a bit on the right side of the house (when viewed from the street). We plan to use hardy plank siding (no faux grain) to match the current siding on the left side and will match current trim that exists. All shingles, trim/soffet, and gutters and downspouts will be matched with existing home's style as is.



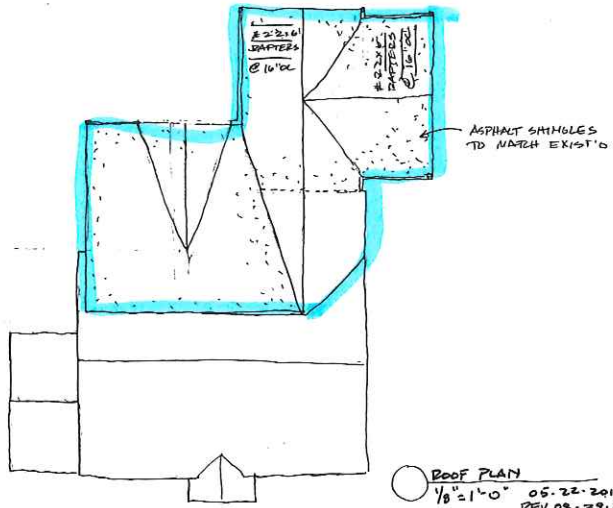
FIRST FLOOR PLAN  
 1/4" = 1'-0"  
 05-22-2018  
 REV 05-25-2018  
 REV 03-29-2018

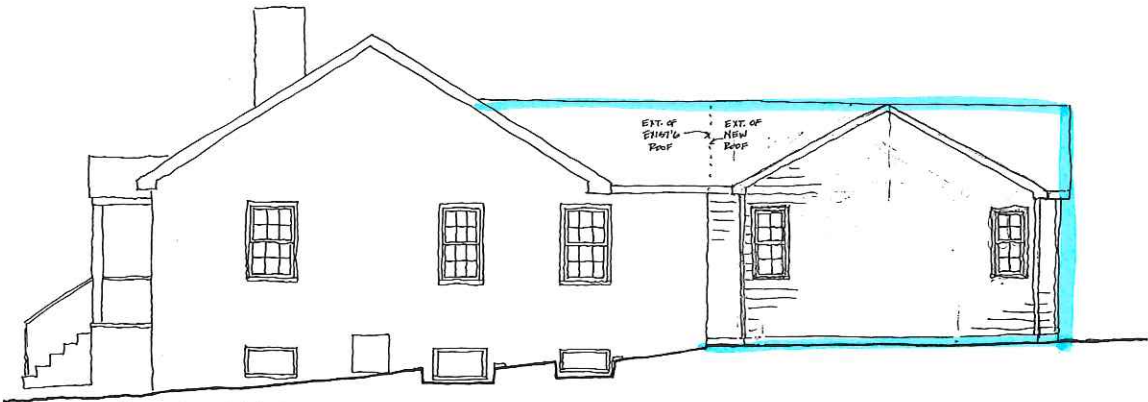
ZONING - R-15 IN MARTHA JEFFERSON  
 HISTORIC CONSERVATION DISTRICT  
 SETBACKS: FRONT 25'  
 SIDE 5'  
 REAR 25'  
 MAX HEIGHT: 35'





○ EAST ELEVATION  
1/4" = 1'-0" 05.25.2018





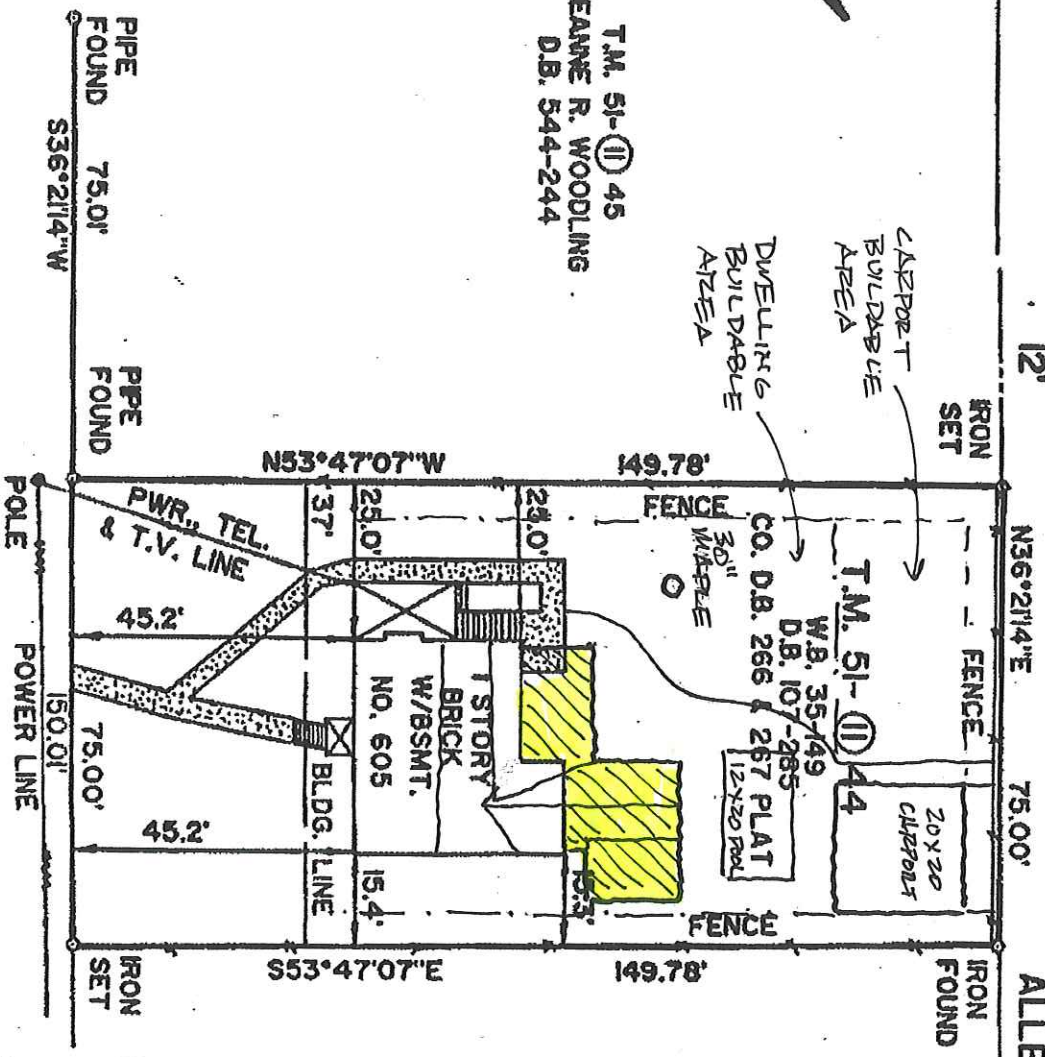
○ NORTH ELEVATION  
1/4" = 1'-0" 05.22.2018  
REV 05.25.2018



○ SOUTH ELEVATION  
1/4" = 1' 0" 05.22.2018  
REV 05.25.2018  
REV 08.29.2018

PROPERTY SHOWN ON THIS PLAT.  
 IF MY KNOWLEDGE, INFORMATION &  
 MY PROFESSIONAL OPINION IT IS  
 ACCURATE.

*W. Ray*



T.M. 51-1145  
 JEANNE R. WOODLING  
 D.B. 544-244

T.M. 51-1143  
 WILLIAM M. WOOD  
 D.B. 460-44

- NOTES:
- 1 OWNER(S): STUART DABNEY SHE  
 ELIZABETH SHELTON
  - 2 ACCORDING TO THE FLOOD MSI  
 DATED 7-15-79 (COMMUNITY P1  
 THIS PROPERTY DOES NOT LIE  
 YEAR FLOOD PLAIN) BUT IS LO

110% OF ORIGINAL  
 ZONED R.15 IN  
 MARTHA JEFFERSON  
 HISTORIC CONSERVATION  
 DISTRICT  
 SETBACKS  
 25' FRONT  
 5' SIDE  
 25' REAR

PHYSICAL SURVEY  
 LOT 9 & NORTHERN HALF OF L1  
 LOCUST GROVE ADDIT  
 CHARLOTTEVILLE, VIF  
 SCALE: 1" = 30'

FOR  
 SYDNEY & LOUISE KNIGHT

ROGER W. RAY & ASSOC.,  
 CHARLOTTEVILLE, VIRGIN



75'± TO  
 SYCAMORE ST.

GROVE AVENUE





Front of House—more on right side of house



Back of house from backyard



Back of house and backyard





Front of House

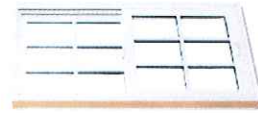
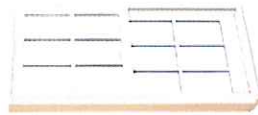


**View All Double Hung Windows**

**Features & Options**

- Features**
- Coastal
- Exterior Finish
- Casing
- Interior Finish
- Glass
- Divided Lites
- Hardware
- Shades
- Screens

- Features**
- How It Works
- Single Hung
- Triple Hung
- Round Tops
- Standard Specifications



**Features**

- Exclusive integrated tilt lever lock allows sash to be tilted in or removed for effortless cleaning
- Configurations can include single hung windows or both sash stationary
- Structural, certified factory mulls are available: Frame to Frame, 1" or 2" LVL, and 3/8" MRF<
- Uneven sills or headers can be specified
- A variety of options are available for historic projects including a selection of authentic or simulated divided lite patterns and profiles, uneven or uncommon lite patterns, checkrail units, and variable stile and rail widths to match existing profiles.

This product is

Planned Windows for Addition—to match current style of house.