

Watkins, Robert

From: Watkins, Robert
Sent: Thursday, December 19, 2019 12:18 PM
To: 'Chris Kabbash'
Subject: December BAR Action - 17 Elliewood Avenue

Certificate of Appropriateness Application

BAR 19-12-01
17 Elliewood Avenue
Tax Parcel 090089000
Owner: CKW, LLC
Applicant: Chris Kabbash
Second-floor addition

Dear Applicant,

The above-referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on December 17, 2019. The following action was taken:

Balut 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 rear addition satisfies the BAR's Design Guidelines and is compatible with this property and other properties in the Corner ADC District and that the BAR approves the application as submitted, with the condition that the new roof intersects the exterior wall below the existing roof.

Earnst seconded. Approved (9-0).

This certificate of appropriateness shall expire in 18 months (June 17, 2021), 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 (See City Code Section 34-280. Validity of certificates of appropriateness).

Sincerely,

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902
(434) 970-3398

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
December 17, 2019**



Certificate of Appropriateness Application

BAR 19-12-01

17 Elliewood Avenue

Tax Parcel 090089000

CKW, LLC, Owner; Chris Kabbash, Applicant

Second-floor addition



Background

Year Built: c1910

District: The Corner ADC District

Status: Contributing

17 Elliewood Avenue, originally a dwelling, has a 3-bay front façade and center entrance. The shed-roofed side addition was added after 1913, but prior to 1920. (Survey does not address the date of the rear, single story addition, except that it was not original.)

Prior BAR Reviews

February 18, 2014 - BAR approved (9-0) replacing the glazing in the two first-floor windows with a single clear pane of glass (keeping the original size opening); and also the changes to the doors and the new awning.

Application

- Applicant Submitted: Photo and floor plan of proposed addition, dated 11/18/2019 (2 pages).

CoA request for a second floor rear addition of approximately 6-feet by 10-feet. Wood siding and trim to match or be similar to the existing; to be painted to match. Existing window to be reused in new wall. Shed style roof will be extended from existing; asphalt shingles. Gutter and downspout to match existing.

Discussion

Staff recommends approval of the CoA.

Suggested Motions

Approval: 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 rear addition satisfies

the BAR's criteria and guidelines and is compatible with this property and other properties in the Corner ADC district, and that the BAR approves the application as submitted...

(or with the following modifications...)

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed rear addition does not satisfy the BAR's criteria and guidelines and is not compatible with this property and other properties in the Corner ADC district, and that for the following reasons the BAR approves the application as submitted...

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;
- (7) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for New Construction and Additions

P. ADDITIONS

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

- 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.



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

RECEIVED
NOV 19 2019
NEIGHBORHOOD DEVELOPMENT SERVICES

Five (5)

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 CKW, LLC Applicant Name Chris Kabbash
Project Name/Description 2nd floor, rear addition Parcel Number 090089000
Project Property Address 17 Elliewood Avenue

Applicant Information

Address: 411 VALLEY RD EXT #B
CHARLOTTESVILLE VA, 22903
Email: Chris Kabbash <cbash5@gmail.com>
Phone: (W) (C)

Signature of Applicant

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

Signature Date
Chris Kabbash 11/19/2019

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):

2nd Floor, rear addition, approximately 6-ft x 10-ft with shed roof, reuse existing window, trim and siding to match existing

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

Attached dated 11/18/2019, 2 pages: photo, project description, and floor plan.

For Office Use Only
Received by: Q. Eubank
Fee paid: 125.00 Cash/Ck. # 2520
Date Received: 11/19/19
Approved/Disapproved by:
Date:
Conditions of approval:

Bathroom Addition to Second Floor

**17 Elliewood Avenue
Charlottesville, VA
22903**



Existing (small) window and trim will be reused in new wall and align with window below.

Exterior siding, trim and corner boards to match existing.

Roof on addition: trim and eave detail to be similar to that on existing first floor addition below.

Existing Room to roof height is over 8' 6"

This leaves room for a shed style roof on top of the addition connecting to the existing roof and having a 1:6 slope.

**Existing Bump out on back
- Request to add on
second floor bathroom
size (10' by 5' 4")**

Background: This 2 Story Elliewood home has traditionally been used for rental housing. In a continuation of improvements to the property we would request to build a bathroom at the rear

of the house above the current bathroom seen in the image above.

Application: To build a second story bathroom accessible from the current 2nd floor of the home measuring around 50 square feet. The additional structure is not visible from the road and can only be seen from the railroad tracks or by walking behind the house.

New Second Floor Layout

- Access from currently existing exterior staircase.
- Architectural design will follow the same style as the currently existing structure.

