

Watkins, Robert

From: Watkins, Robert
Sent: Thursday, February 20, 2020 12:23 PM
To: aftonjars@gmail.com
Cc: Werner, Jeffrey B
Subject: February BAR Action - 1115 Hazel Street

Certificate of Appropriateness Application Historic Conservation District

BAR 20-02-06
1115 Hazel Street; Tax Parcel 510080000
Cynthia Wall and James Hunter, Owners; Kenton Trimble, Applicant
Side addition

Dear Kenton,

The above-referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on October 15, 2019. A motion to approve your application was included in the meeting's consent agenda. BAR member Carl Schwarz moved to approve the consent agenda and Jody Lahendro seconded. The BAR approved the consent agenda (6-0). The following is the text of the motion to approve your application:

Having considered the standards set forth within the City Code, including Historic Conservation District Guidelines, I move to find that the proposed addition satisfies the BAR's criteria 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.

For more information regarding this certificate of appropriateness and the length of its validity, please see City Code Section 34-280. Validity of certificates of appropriateness.

Have a great day!

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
February 19, 2020**



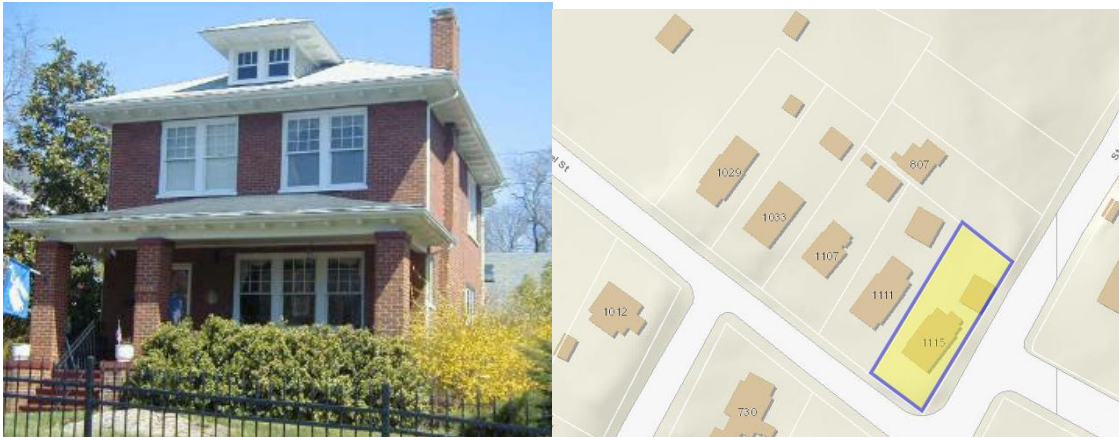
**Certificate of Appropriateness Application
Historic Conservation District**

BAR 20-02-06

1115 Hazel Street; Tax Parcel 510080000

Cynthia Wall and James Hunter, Owners; Kenton Trimble, Applicant

Side addition



Background

Year Built: 1927-1928

District: Martha Jefferson HC District

Status: Contributing

Built by James L. Jones in 1927-28, this is a 2-story, 2-bay brick house with a hipped roof featuring a front dormer. The full-width front porch is framed by three brick piers.

Prior BAR Review

None

Application

- Applicant submittal: Trimble Enterprises narrative, dated January 27, 2020, with attached plat, sketch floor plan, sketch elevations (front and west side), and five photos. (10 pages.)

Request for a Certificate of Appropriateness in a Historic Conservation District for construction of a 12-foot x 22-foot single-story, brick addition with standing seam metal roof at the west side of the house.

Discussion

This property is in a Historic Conservation District where the design guidelines are, by intent, less stringent than for those of an ADC District. Staff finds the request appropriate and recommends approval.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including Historic Conservation District Guidelines, I move to find that the proposed addition satisfies the BAR's criteria 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.

(or with the following modifications...)

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 on New Construction and Additions (Historic Conservation Districts)

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 that abut a City street (or fences located in a side yard between a street and the front of the principal structure on a lot) should not exceed three and one-half feet in height.

Pertinent Guidelines for the Martha Jefferson Historic Conservation District

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: maintain neighborhood massing and form; encourage the use of sustainable materials; and 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: 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); and to expect the High Street area to develop as a sensitively designed, high-quality, mixed use development;
9. Encourage good stewardship of Maplewood Cemetery.

Appendix:

Staff Site Visit Photos, February 7, 2020



Figure 1: Oblique view, facing northeast, of subject building in context of neighboring buildings. 1115 Hazel Street at right.



Figure 2: South elevation of subject building.



Figure 3: Oblique view, facing northwest, of subject building in context of neighboring buildings. 1115 Hazel Street at right.



Figure 4: Oblique view, facing northwest, of subject building.



Figure 5: East elevation of subject building.

1115 Hazel Street



TM/P: 49/80 DHR: 104-5144-0023

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, 1927-1928.

July 2007: The first house constructed on this block, James L. Jones built this brick American Foursquare in 1927-28. Jones was the Vice President of Belmont Pharmacy, Inc., the Secretary-Treasurer of M. Timberlake, Inc, and a clerk for the local post office. A 2-story, 2-bay dwelling constructed of brick laid in common bond, 1115 Hazel Street has a full-width porch that is approached by 4 steps with a metal handrail running down the center, supported by 3 brick piers, and has a deep-eaved, hipped roof with exposed rafter ends. The door is located in the west bay of the south-facing façade; the east bay of the 1st floor has a set of 3 9/1-sash windows. The 2 bays of the 2nd story each have a pair of 9/1-sash windows, the asphalt shingle-covered roof has a deep eave and rafter ends, and a hipped-roof dormer with 2 small 3/1-sash windows and a deep eave with rafter ends is placed in the center of the roof. A brick chimney is attached to the east elevation. A 2-story frame addition extends the rear of the house and a modern, 1.5-story, 1-car garage opens onto St. Clair Avenue.

Individual Resource Status: **Single Dwelling**

Individual Resource Status: **Garage**

Contributing: 1

Non-Contributing: 1



**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 regarding new construction or demolition \$125. Make checks payable to the City of Charlottesville.

No fee required for: Additions and other projects requiring BAR approval and not listed above; Administrative approvals; Appeals of BAR decisions if the original application was not subject to an application fee.

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 HC bedroom/bath addition Parcel Number _____
Project Address/Location 1115 Hazel Street Charlottesville, VA
Owner Name Cynthia Wall Applicant Name Kenton H. Trimble

Applicant Information

Address: 1748 GLASS HOLLOW Rd.
Afton VA 22920
Email: astonjars@gmail.com
Phone: (W) 434-996-6748 (H) 540-456-8731

Property Owner Information (if not applicant)

Address: 1115 Hazel Street
Charlottesville VA
Email: cw5p@virginia.edu
Phone: (W) _____ (H) 466-1290

Signature of Applicant

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

Kenton H. Trimble 1-25-20
Signature Date
KENTON H. TRIMBLE 1-25-20
Print Name Date

Property Owner Permission (if not applicant)

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

Cynthia Wall 1/24/20
Signature Date
Cynthia Wall 1/24/20
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): construct a 12' x 22' addition, including a bedroom and bathroom for accessibility on ground-floor. Brick, standing seam metal roof to match existing.

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

1 page - copy of plat 5 pages - photos of property 2 pages - sketches 1 page - notes 1 page - floor plan

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

Trimble Enterprises
Custom Carpentry
Home Remodeling and Renovations
1748 Glass Hollow Road • Afton, Virginia 22920
(540) 456-8731

Charlottesville Board of Architectural Review
Department of Neighborhood Development Services
P. O. Box 911, City Hall
Charlottesville, VA 22902

January 27, 2020

Application for 1115 Hazel Street

The project is to include a 12'x22' (264 sq. ft.) addition to the west side of the 1115 Hazel Street property. The addition to be built on a concrete slab foundation, with 2x4 framed walls. Brick veneer and standing seam metal roof to match existing house. Addition to consist of a handicapped accessible bathroom and a bedroom/living area at the first floor level. Currently bedrooms are on second floor.

No significant structural demolition is required. An existing pergola, shed roof, and concrete stoop are to be removed. Some small trees and shrubs will be removed to clear the construction site and replacements will be planted upon completion of the project. An existing wooden privacy fence on the property line will be removed for construction and replaced upon completion.

Photo 1 is a front view of the 1115 Hazel Street property.

Photo 2 is a view of the west side of the property showing the location of the proposed addition, including the pergola, shed roof, and stoop to be removed.

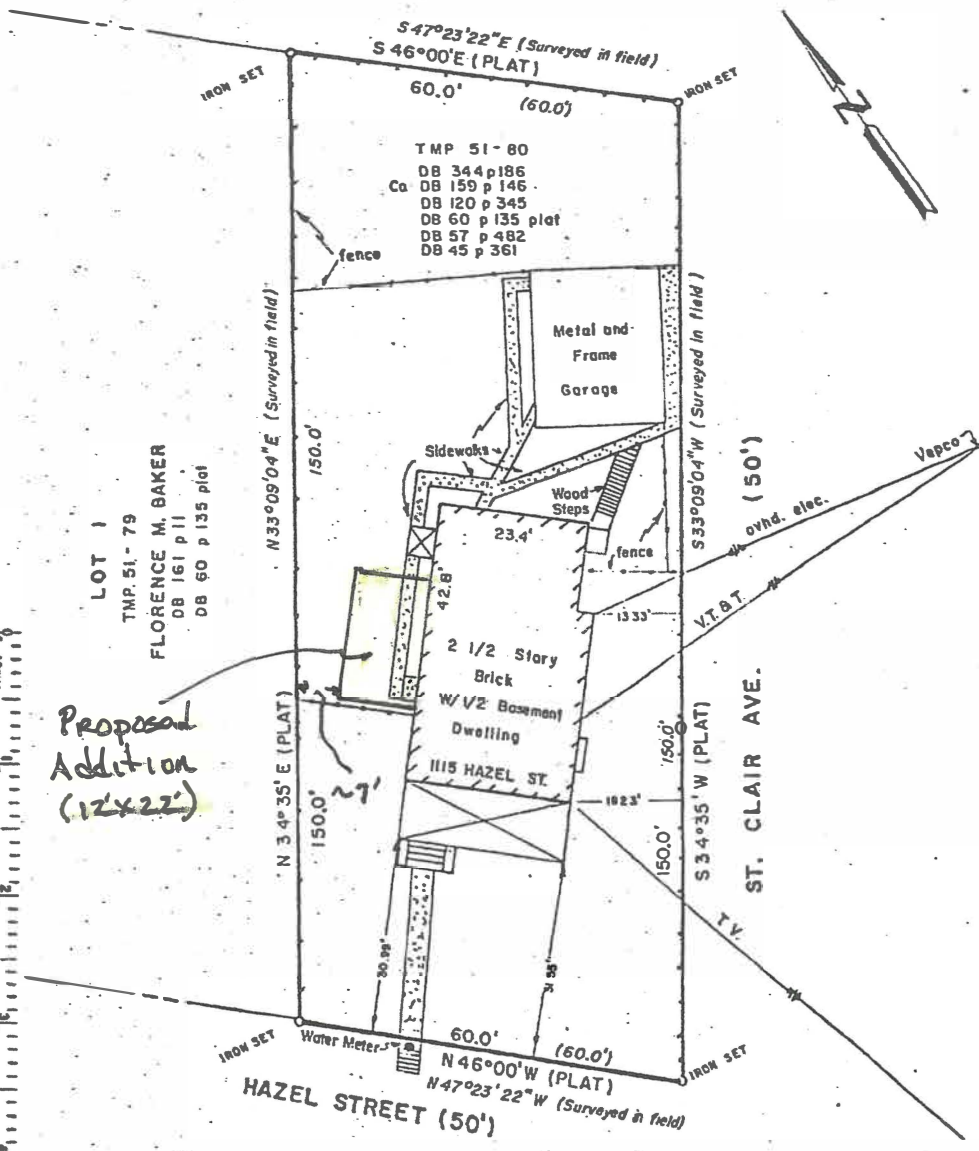
Photo 3 is a close up view of the addition location.

Photo 4 is a close up front view of the addition location including the pergola, roof, stoop, and shrubbery to be removed.

Photo 5 is a view of the addition location from the west property line showing the fences, tree, and shrubs to be removed. The wood privacy fence at the left of the photo is to be replaced.

THIS IS TO CERTIFY THAT ON NOVEMBER 8, 1976, I SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THE TITLE LINES AND WALLS OF THE BUILDING ARE SHOWN HEREON.

Kurt M. Gloeckner



Proposal Addition (12x22')

LOT 1
TMP 51-79
FLORENCE M. BAKER
DB 161 p 111
DB 60 p 135 plat

PHYSICAL SURVEY OF
A LOT KNOWN AS
1115 HAZEL STREET
CHARLOTTESVILLE, VIRGINIA

KURT GLOECKNER
ENGINEER, SURVEYOR, LAND PLANNER
CHARLOTTESVILLE, VIRGINIA



DATE: NOVEMBER 9, 1976

SCALE: 1" = 20'

FIELD BOOK: NOTES

FILE NO.: 10625

VIRGINIA:-

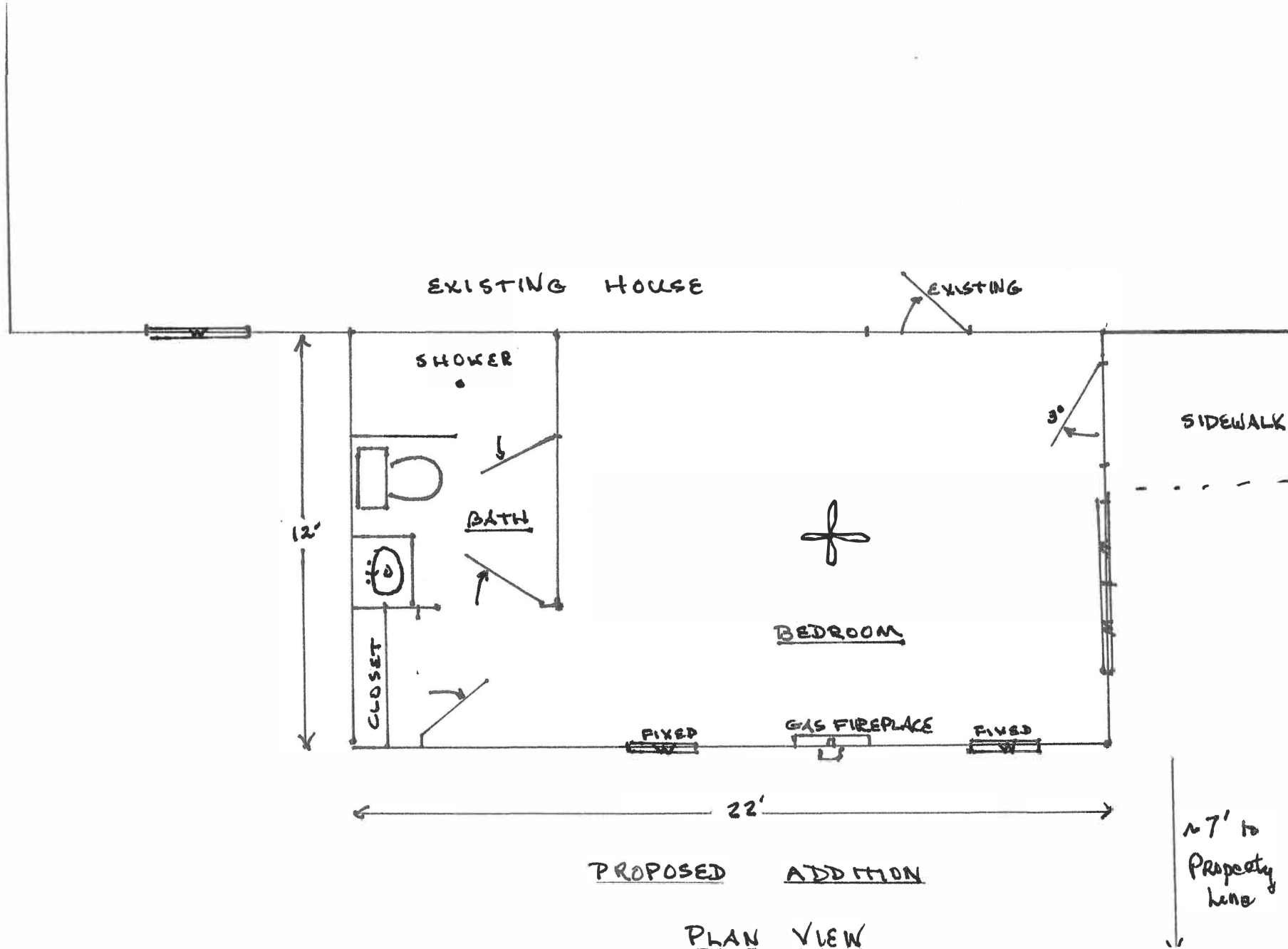
In the Clerk's Office of the Circuit Court of the City of Charlottesville.

The foregoing instrument of writing, together with certificate of acknowledgement thereto annexed, was presented and admitted to record on the 15th day of November, 1976, at 11:00 o'clock A.M. The taxes imposed by 58-54.1 in the amount of \$ 87.50 have been paid.

Teste:- *Carl E. Kinnick* Clerk

TRIMBLE ENTERPRISES
1748 GLASS HOLLOW RD.
AFTON, VA 22920
540-456-8781

CYNTHIA WALL
1115 HAZEL ST.
CHARLOTTESVILLE, VA
466-7290



SKETCH 1 - FRONT ELEVATION



PROPOSED ADDITION

NOT TO SCALE

SKETCH 2 - WEST SIDE ELEVATION



NOT TO SCALE

PHOTO 1



PHOTO 2



PHOTO 3



PHOTO 4



PHOTO 5

