

**ACTIONS**  
**CITY OF CHARLOTTESVILLE**  
**BOARD OF ARCHITECTURAL REVIEW**  
**Regular Meeting**  
**August 18, 2020 – 5:30 p.m.**  
**Remote meeting via Zoom**



BAR Members present: Carl Schwarz (chair), Breck Gastinger (vice chair), Jody Lahendro, Tim Mohr, Cheri Lewis, Anderson McClure, Ronald Bailey, James Zehmer

Sonja Lengel absent.

Staff present: Jeff Werner, Robert Watkins, Patrick Cory, Jeanette Janiczek

**A. Matters from the public not on the agenda (please limit to 3 minutes)**  
*Genevieve Keller speaks in favor of the Burley School NRHP nomination.*

**B. Consent Agenda**

1. June 6, 2020 BAR Meeting Minutes
2. **Certificate of Appropriateness Application**  
BAR 20-08-01  
401 Ridge Street  
Tax Parcel 290273000  
Owner/Applicant: Andrew Jenkins  
New fence
3. **Certificate of Appropriateness Application**  
BAR 20-07-07  
422 1<sup>st</sup> Street North  
Tax Parcel 330100000  
Owner: NONCE, LLC  
Applicant: Julie Kline Dixon, Rosney Co. Architects  
Exterior alterations and addition
4. **Submission for BAR Record**  
BAR 18-07-04  
0 East Water Street  
Tax Parcel 570157800  
Owner: Choco-Cruz, LLC  
Applicant: Ashley Davies  
Interpretive signage and lighting for coal tower

*Carl Schwarz pulls Item 4 (0 Water Street) from the consent agenda.*

*Breck Gastinger moves to approve the remaining items on the consent agenda.  
Jody Lahendro seconds. Consent agenda passes (8-0).*

*BAR discusses 0 Water Street.*

*Breck Gastinger moves: Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed light fixtures satisfy the conditions of the CoA approved on September 18, 2018.*

*Tim Mohr seconds. Motion passes (8-0).*

### **C. Deferred Items**

#### **5. Certificate of Appropriateness Application**

BAR 17-11-02

167 Chancellor Street

Tax Parcel: 090126000

Owner: Alpha Omicron of Chi Psi Corp.

Applicant: Kevin Schafer, Design Develop, LLC

Exterior alterations and addition

*Breck Gastinger moves to approve the applicant's request for a deferral.*

*Jody Lahendro seconds. Motion passes (8-0).*

### **D. New Items**

#### **6. Certificate of Appropriateness Application**

BAR 20-08-02

854 Locust Avenue

Tax Parcel 510092000

Owners: Kaitlyn and Alan Taylor

Applicant: Ashley Davies

Garage demolition

*Cheri Lewis moves: Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions in Historic Conservation Districts, I move to find that the proposed demolition 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 with the following condition:*

- *Prior to demolition the applicant will submit documentation of the structures, including photographs and measured drawings.*

*Ron Bailey seconds. Motion passes (6-1, James Zehmer opposed).*

### **D. Other Business**

#### **9. Staff questions/discussion**

Letter for Burley School NRHP Nomination

*BAR expresses support for Burley School NRHP nomination.*

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
August 18, 2020**



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

BAR 20-08-02

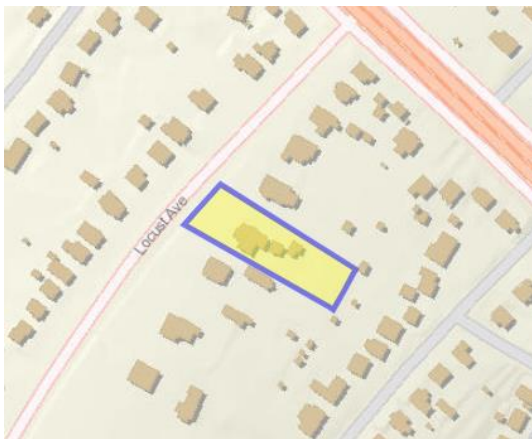
854 Locust Avenue

Tax Parcel 510092000

Kaitlyn and Alan Taylor, Owners

Ashley Davies, Applicant

Garage demolition



**Background**

House:

Year Built: 1903

District: Martha Jefferson HC District

Status: Contributing

Guest House:

Year Built: c. 1920

Status: Contributing

Garage:

Year Built: 1954

Status: Contributing

The property contains an imposing two-story painted-brick dwelling, constructed in 1903 for John S. White, a real estate lawyer. A one-story auxiliary building is situated immediately to the rear (east) of the house. The building mass is comprised of a frame guesthouse, built around 1920 according to DHR records, and an abutting concrete-block garage. The guesthouse portion of the auxiliary building may have originally been constructed as sleeping quarters for servants; the 1910 Census entry lists two Black servants in the household: Susie Miller and Clara Wood. (Historic survey in applicant's submittal.)

**Prior BAR Review**

September 2011 - BAR approved CoA to demolish parts of three accessory structures: (A) small cinder block addition (c1960) on the guest house and restore the wall with horizontal siding to

match; (B) cinder block garage (c1960) attached to the original barn and restore the wall with horizontal siding to match; and (C) an open air frame shed (c1970's).

[http://weblink.charlottesville.org/public/0/edoc/621947/BAR\\_854%20Locust%20Avenue\\_Sept2011.pdf](http://weblink.charlottesville.org/public/0/edoc/621947/BAR_854%20Locust%20Avenue_Sept2011.pdf)

### **Application**

- Applicant submittal: Narrative\*, photos of property and structures\*, information from the City re: assessor's data and historic survey. (\* Narrative updated July 29, 2020.).

Request CoA for demolition of the detached guesthouse and garage located behind the house.

### **Discussion and Recommendations**

If approved, consider a condition that prior to demolition the applicant will submit documentation of the structures, including photographs and measured drawings.

### **Suggested Motions**

*Approval:* Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions in Historic Conservation Districts, I move to find that the proposed demolition 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. [...as submitted with the following conditions:...]

*Denial:* Having considered the standards set forth within the City Code, including City Design Guidelines for Demolitions in Historic Conservation Districts, I move to find that the proposed demolition does not satisfy the BAR's criteria and are compatible with this property and other properties in the Martha Jefferson Historic Conservation District, and that for the following reasons the BAR denies 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.

#### **Factors for Considering Demolitions within Historic Conservation Districts**

Sec. 34-343. - Standards for review of demolition, razing or moving of a contributing structure.

**1. The following factors shall be considered in determining whether or not to permit the demolition, razing or moving, in whole or in part, of a contributing structure:**

##### **1.a. The age of the structure or building;**

- Staff: The 1920 Sanborn Map (below) indicates here a two-story, wood framed structure identified as a dwelling. (In 1920, the address was 876 Locust Ave.) The applicant's research

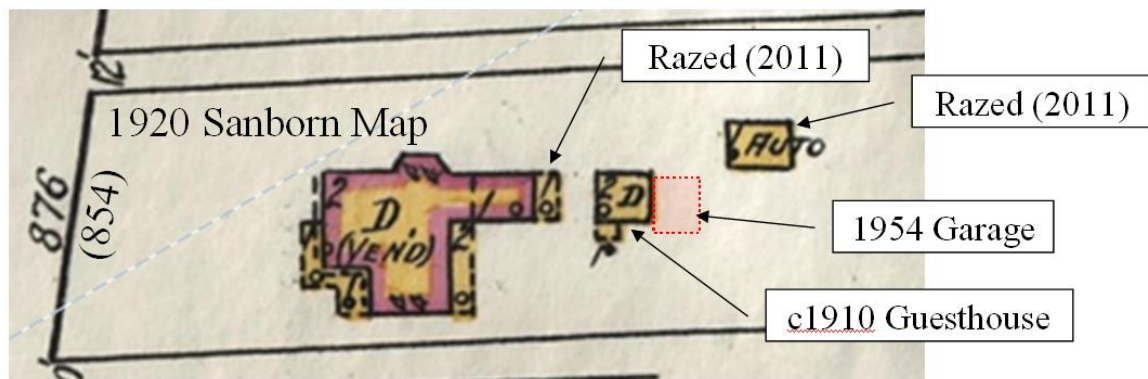
indicates construction of a single-story structure in 1954. It is staff's opinion that the 1954 structure the garage addition on the east side of the earlier structure. The adjoining shed-roof structure *may* date to the garage addition or later.

1910 U.S. Census: John S. White is the head-of-household and listed with his wife, Hettie, their son, John, a brother-in-law, Rives Wolfe, and two servants, Susie Miller and Clara Woodson.\*

1920 U.S. Census: John S. White is the head-of-household and listed with his [second] wife, Alice, and a servant, Mardine[?] Young.\*

1930 U.S. Census: John S. White is the head-of-household and listed with his wife, Alice, and a servant, Rosa Fountain.\*

\*It is impossible to determine who resided in the small dwelling, but it is reasonable to assume that it was occupied.



### 1.b. Whether it has been listed on the National Register of Historic Places, or the Virginia Landmarks Register;

- Staff: Applicant is correct in that the property and structures are not *individually listed*; however, they are listed as *contributing structures* within the Martha Jefferson Historic District (VDHR #104-5144), which is listed on Virginia Landmarks Register (2007) and the National Register of Historic Places (2008.)  
[www.dhr.virginia.gov/wp-content/uploads/2018/04/104-5144\\_Martha\\_Jefferson\\_HD\\_2008-2011\\_NR\\_Final.pdf](http://www.dhr.virginia.gov/wp-content/uploads/2018/04/104-5144_Martha_Jefferson_HD_2008-2011_NR_Final.pdf)

[Note: The NRHP nomination lists the house (*Single Dwelling*), the guesthouse (*secondary Building*), and the garage (*Garage*) as contributing structures (VDHR #104-5144-0117). It is staff's opinion that in the 2008 nomination, the referenced *Garage* was the "Auto" building on the 1920 Sanborn Map, which was razed in 2011, and the referenced *Secondary Building* is the connected guesthouse and garage, which the applicant's wish to demolish.)

**1.c. Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;**

- Staff: Not applicable.

**1.d. Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;**

- Staff: Not applicable.

**1.e. The degree to which distinguishing characteristics, qualities, features or materials remain;**

- Staff: Without a physical examination, it is difficult to determine what remains of the early guesthouse or of the 1954 garage addition. (See item #6 below.)

**2. Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within the conservation district; and whether the proposed demolition would affect adversely or positively the character and continuity of the district;**

- Staff: Staff agrees that visibility from Locust Avenue is obscured, at best; within a HC District not being visible from a public right of way typically excludes a project from BAR review. However, this guesthouse and garage were identified as *contributing structures* for the HC designation. As such, the BAR must review requests for demolition.

Per the MJHCD map, when the local district was established, 44 outbuildings and additions were designated as contributing structures. Of these, 21 were garages, at least four have been razed. Seven with no description, at least one has been razed. Six secondary structures. Three sheds, at least one has been razed. Two guesthouses. One each of the following: addition, kitchen, porch, smokehouse, and stable. Of these, we have photos of 31 structures. There is no pervasive or typical style, design, or materiality. Materials include wood siding, plywood panels, metal panels, stucco, and brick. Most roofs are gabled; a few are hipped. Roofing is either metal panels, asphalt shingles, or standing seam metal. Some have windows; some do not.

At 854 Locust Avenue: The guesthouse is a small, salt-box style cottage set on a masonry foundation and clad with wood siding. At the south elevation is a low porch with the entry. The garage (attached to the east side of the guesthouse) appears to be constructed of cinder block with wood siding on the south elevation. Both structures are simple and unadorned. For both, photos from 2011 indicate the shingle roofing was replaced with standing-seam metal and a garage door added to the north wall of the garage. At the guesthouse, the locations of the first floor windows and the entry door have been altered. (The 2011 BAR submittal indicates extensive alterations to the interior of the guesthouse.)

**3. The overall condition and structural integrity of the building or structure, as indicated by a study prepared by a qualified professional engineer and provided by the applicant (may be waived if primary residence of applicant); or other information provided to the board;**

- Staff: The applicant has provided photographs and a brief narrative; however the photographs show only the south elevation. The applicant acknowledges that the condition and/or structural integrity is not in question.

**4. Whether, and to what extent, the applicant proposes to preserve portions, features or materials that are significant to the property's historic, architectural or cultural value;**

- Staff: The guesthouse and garage will be entirely removed.

**5. Any applicable provisions of the city's conservation district design guidelines. (From the HC guidelines for demolitions: The public necessity of the proposed demolition and the public purpose or interest in buildings to be protected.**

- Staff: Demolition of the garage is not a matter of public necessity. The guesthouse and garage are *locally-designated* as contributing structures to the MJHCD and also in the VLR and NRHP listing. (They are connected and appear on the maps as a single structure.)

**854 Locust Avenue**  
**Project Request and Narrative**  
**Updated 7/29/2020**

Pursuant to Sec. 34-340 of the City of Charlottesville Zoning Ordinance, we petition the Board of Architectural Review (BAR) to grant a Certificate of Appropriateness for the demolition of the garage/guesthouse structure at 854 Locust Avenue. Although this dependency is designated as contributing to the Martha Jefferson Conservation Overlay District, it was not described within the document establishing the district (attached), nor is it visible in any detail from Locust Avenue. If the structure had particular significance to the Conservation Overlay District, that significance, either architectural or otherwise, would have been documented in the survey of the property that was created for the BAR guidelines.

The established purpose of the Historic Conservation Overlay Districts is: To identify and preserve buildings, structures and areas with special historical, cultural, architectural and archaeological significance, or with a collective character and quality, which serve as important visible reminders of the heritage of this city, the Commonwealth of Virginia, or this nation.

In establishing the Martha Jefferson Conservation Overlay District, we look to *the architectural character-defining features of the proposed conservation district*. While the primary structure at 854 Locust Avenue is clearly part of the character of the neighborhood, representing a specific timeframe and type of architecture, the secondary structure behind the house, which is the subject of this demolition request, does not contribute to the character of the district. If this property were located on a corner lot or an alley, with the garage visible to the neighborhood, then it would more likely be a character defining feature in the Martha Jefferson neighborhood. However, this is a lot with no visibility into the backyard, thus this logic would not apply.

The Board of Architectural Review must consider the following factors as they apply to this COA request:

1. The age of buildings and structures.

*The City Assessor lists the garage/guesthouse structure as being constructed in 1954. While records show a structure has been in this general location since prior to that time, the size and shape of the structure has been altered on numerous occasions. The structure has been enlarged, some additions have been demolished, the interior was completely demolished for modernization in 2012, and new windows, siding, roofing and porch columns have been added. Thus, no traces of any historic elements of this structure remain, other than its general location on the property, which is private and out of the public view.*

*Over the years, there have been a variety of dependencies in the rear yard of the property that have been constructed, demolished and adapted to suit the needs of the homeowners over time. The other dependencies, which were also labelled contributing to the district, were granted a demolition permit by the BAR in 2011.*

*Although it is not the subject of this application or review, the Owners' intent is to demolish the existing structure and replace it with another structure that would better coordinate with*



*other planned backyard improvements. This proposal will be forthcoming to the Board of Architectural Review in the near future. Like previous generations, the current owner will be a steward of this property while making minor adaptations in areas that are in the more private areas of the yard, out of public view.*

2. Whether the buildings, structures and areas are listed on the Virginia Landmarks Register or the National Register of Historic places, or are eligible to be listed on such registers.

*854 Locust Avenue is not listed on either register, nor is it an individually designated property in the City of Charlottesville. While the main house would likely be eligible for listing, the garage likely would not be due to the continual adaptations and modifications of the structure.*

3. Whether the buildings, structures or areas are of locally important historic, cultural, architectural or archaeological interest

*The primary structure at 854 Locust Avenue is considered architecturally important to the character of the neighborhood. The garage structure is hidden behind the house, with little to no visibility from the public right-of-way, and is therefore not character defining in the district.*

4. Whether the buildings, structures or areas are associated with an historic person or event or with a significant architect or master craftsman, or have special public value because of notable features relating to the cultural or artistic heritage of the Charlottesville community.

*As mentioned previously, the primary structure at 854 Locust Avenue is publicly valuable as an example of Victorian architecture that was constructed in approximately 1903. It is not considered contributing for any other reason, nor is the garage.*

5. Whether the buildings, structures or areas are part of a geographically definable area within which there exists a significant concentration or continuity of buildings or structures that are linked by past events or, aesthetically, by plan or physical development, or within which there exists a number of buildings or structures separated geographically but linked by association or history; and

*The primary structure at 854 Locust Avenue clearly contributes to the overall character of the Martha Jefferson Conservation District. The garage structure does not contribute to the character of the district because of the limited visibility of the structure. Thus, demolition of the garage would not have any significant impact to the conservation district.*

6. Whether the buildings, structures or areas, when viewed together, possess a distinctive character and quality or historic significance.

*The garage structure, as mentioned previously, cannot be viewed from the public right of way because it is largely obscured by the primary structure at 854 Locust Avenue. Thus, character of the structure is minimal in comparison to the primary structure. In addition, throughout the history of this properties, dependencies have consistently evolved to meet the homeowner. This trend and necessity should be of consideration now, as the purpose*

*of the dependency is to meet the evolving need of the homeowner. This can easily be accomplished at 854 Locust Avenue with no distraction from the main house or the goals of the conservation district, which focus on what is visible to the neighborhood.*

7. The degree to which distinguishing characteristics, qualities, features or materials remain.

*As noted previously, there were no distinguishing characteristics of the garage noted in the conservation overlay district documents. In fact, the guidelines listed two dependencies when there is only one. It is a simple cottage structure, with no distinguishing characteristics, in a style that can be easily replicated. In 2012, the garage/guesthouse interior was fully demolished and the exterior siding, roof, windows and porch columns were all replaced. No original features of the structure remain.*

8. Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within the conservation district, and whether the proposed demolition would affect adversely or positively the historic or aesthetic character of the district.

*The demolition of this garage and the replacement of it with another secondary structure has no impact to the conservation district. As stated previously, the structure is largely obscured by the mass of the main house, and the main house is the reason this property is significant to the Martha Jefferson Conservation Overlay District.*

9. The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant, or other information provided.

*Given the garage has been adapted and renovated over time, the structural integrity of the building is not in question.*

10. Whether, and to what extent, the applicant proposes to preserve portions, features or materials that are significant to the property's historic, architectural or cultural value.

*While the Owners' do not intent to preserve the garage, the new secondary structure in its general location will comply with the Conservation Overlay District Guidelines and will require a COA from the BAR. Thus, the architecture will coordinate and complement the main house as well as the Martha Jefferson Neighborhood.*

Aerial Photograph of 854 Locust Avenue:

Note that the garage structure is shown with the orange star, and it is located behind the house and approximately 172 feet from the public right-of-way/sidewalk.



Source: City GIS

Property Photographs:

The primary structure at 854 Locust Avenue is a Victorian home that was constructed in 1903. The garage is not visible in this photograph.



This view is taken from the driveway next to the garage.



This image, taken from the front of the property, demonstrates the limited visibility of the garage, versus the main house. The primary structure is a prominent feature of the neighborhood, but the garage is barely noticeable.



Another view of the garage/guesthouse, taken from behind the primary structure.



Interior photographs showing the full renovation completed in 2012.





**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	<u>Garage demolition</u>	Parcel Number	<u>510092000</u>
Project Address/Location	<u>854 Locust Avenue</u>		
Owner Name	<u>Alan Taylor</u>	Applicant Name	<u>Ashley Davies</u>

**Applicant Information**

Address: 455 2nd Street SE, Suite 201  
Charlottesville, VA 22902  
Email: ashley@riverbenddev.com  
Phone: (W) 434-245-4971 (H) 434-409-9127

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

Address: 854 Locust Avenue  
Charlottesville, VA 22902  
Email: alan@riverbenddev.com  
Phone: (W) 434-245-4932 (H) 512-426-4728

**Signature of Applicant**

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

Ashley Davies 6/22/2020  
Signature Date

Ashley Davies 6/22/2020  
Print Name Date

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

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

Alan Taylor 6/22/2020  
Signature Date

Alan Taylor 6/22/2020  
Print Name Date

**Description of Proposed Work (attach separate narrative if necessary):** Demolition of garage

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

Project narrative, Conservation District property description, property photographs and aerial, sketch plan.

**For Office Use Only**

Received by: \_\_\_\_\_

Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_

Date Received: \_\_\_\_\_

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_

**854 Locust Avenue  
Project Request and Narrative  
6/25/2020**

Pursuant to Sec. 34-340 of the City of Charlottesville Zoning Ordinance, we petition the Board of Architectural Review (BAR) to grant a Certificate of Appropriateness for the demolition of the garage/guesthouse structure at 854 Locust Avenue. Although this dependency is designated as contributing to the Martha Jefferson Conservation Overlay District, it was not described within the document establishing the district (attached), nor is it visible in any detail from Locust Avenue. If the structure had particular significance to the Conservation Overlay District, that significance, either architectural or otherwise, would have been documented in the survey of the property that was created for the BAR guidelines.

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The Board of Architectural Review must consider the following factors as they apply to this COA request:

1. The age of buildings and structures.

*The City Assessor lists the garage/guesthouse structure as being constructed in 1954. Over the years, there have been a variety of dependencies in the rear yard of the property that have been constructed, demolished and adapted to suit the needs of the homeowners over time.*

*Although it is not the subject of this application or review, the Owners' intent is to demolish the existing structure and replace it with another structure that would better coordinate with other planned backyard improvements. This proposal will be forthcoming to the Board of Architectural Review in the near future. Like previous generations, the current owner will be a steward of this property while making minor adaptations in areas that are in the more private areas of the yard, out of public view.*

2. Whether the buildings, structures and areas are listed on the Virginia Landmarks Register or the National Register of Historic places, or are eligible to be listed on such registers.



*854 Locust Avenue is not listed on either register, nor is it an individually designated property in the City of Charlottesville. While the main house would likely be eligible for listing, the garage likely would not due to the age of the structure and the continual adaptations and modifications of the structure.*

3. Whether the buildings, structures or areas are of locally important historic, cultural, architectural or archaeological interest

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*As mentioned previously, the primary structure at 854 Locust Avenue is publicly valuable as an example of Victorian architecture that was constructed in approximately 1903. It is not considered contributing for any other reason, nor is the garage.*

5. Whether the buildings, structures or areas are part of a geographically definable area within which there exists a significant concentration or continuity of buildings or structures that are linked by past events or, aesthetically, by plan or physical development, or within which there exists a number of buildings or structures separated geographically but linked by association or history; and

*The primary structure at 854 Locust Avenue clearly contributes to the overall character of the Martha Jefferson Conservation District. The garage structure does not contribute to the character of the district because of the limited visibility of the structure. Thus, demolition of the garage would not have any significant impact to the conservation district.*

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*when there is only one. It is a simple cottage structure, with no distinguishing characteristics, in a style that can be easily replicated.*

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*The demolition of this garage and the replacement of it with another secondary structure has no impact to the conservation district. As stated previously, the structure is largely obscured by the mass of the main house, and the main house is the reason this property is significant to the Martha Jefferson Conservation Overlay District.*

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*Given the garage has been adapted and renovated over time, the structural integrity of the building is not in question.*

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*While the Owners' do not intent to preserve the garage, the new secondary structure in its general location will comply with the Conservation Overlay District Guidelines and will require a COA from the BAR. Thus, the architecture will coordinate and complement the main house as well as the Martha Jefferson Neighborhood.*

Aerial Photograph of 854 Locust Avenue:

Note that the garage structure is shown with the orange star, and it is located behind the house and approximately 172 feet from the public right-of-way/sidewalk.



Source: City GIS

Property Photographs:

The primary structure at 854 Locust Avenue is a Victorian home that was constructed in 1903. The garage is not visible in this photograph.



According to City records, this garage/guesthouse, that is located directly behind the house, was added to the property in 1954. This view is taken from the driveway next to the garage.



This image, taken from the front of the property, demonstrates the limited visibility of the garage, versus the main house. The primary structure is a prominent feature of the neighborhood, but the garage is barely noticeable.



Another view of the garage/guesthouse, taken from behind the primary structure.



# City of Charlottesville, Virginia

854 LOCUST AVE

## Base Information

<b>Parcel Number:</b>	510092000	<b>Current Owner:</b>	TAYLOR, ALAN R, JR & KAITLYN B
<b>State Code:</b>	1.0 Residential (Urban)	<b>Attention:</b>	No Data
<b>Tax Type:</b>	Taxable	<b>Owner Address:</b>	854 LOCUST AVE
<b>Zone:</b>	R-1SC	<b>Owner City State:</b>	CHARLOTTESVILLE VA
<b>Acreage:</b>	0.8270	<b>Owner Zip Code:</b>	22902
<b>Legal:</b>	LOT A LOCUST GROVE		

## Additional Data

<b>Elementary School Zone:</b>	510092000
<b>Voting Precinct:</b>	1.0 Residential (Urban)
<b>Neighborhood:</b>	Taxable

## Stormwater Utility Information

<b>Impervious Area:</b>	20
<b>Billing Units:</b>	9,508 sq. ft.
<b>Projected Stormwater Utility Annual Fee:</b>	\$288.00



## Building Improvements

<b>SqFt Finished Living:</b>	4698	<b>Fireplace:</b>	0
<b>Style:</b>	2 Story	<b>YearBuilt:</b>	1904
<b>Grade:</b>	A +	<b>Number Of Stories:</b>	2.00
<b>Ext. Walls:</b>	Brick Veneer	<b>Total Rooms:</b>	10
<b>Roof:</b>	Hip/Metal	<b>Bedrooms:</b>	4
<b>Flooring:</b>	Hardwood	<b>Half Bathrooms:</b>	1
<b>Bsmt. Type:</b>	Partial Basement	<b>Full Bathrooms:</b>	3
<b>Heating:</b>	Forced Air	<b>Basement Garage:</b>	0
<b>Fireplace:</b>	0	<b>Basement SqFt:</b>	1577
<b>FinishedAttic:</b>	0	<b>Finished Basement:</b>	No Data
<b>Unfinished Living:</b>	No Data		

**Building Improvements**

<b>SqFt Finished Living:</b>	4698	<b>Fireplace:</b>	0
<b>Style:</b>	2 Story	<b>YearBuilt:</b>	1904
<b>Grade:</b>	A +	<b>Number Of Stories:</b>	2.00
<b>Ext. Walls:</b>	Brick Veneer	<b>Total Rooms:</b>	10
<b>Roof:</b>	Hip/Metal	<b>Bedrooms:</b>	4
<b>Flooring:</b>	Hardwood	<b>Half Bathrooms:</b>	1
<b>Bsmt. Type:</b>	Partial Basement	<b>Full Bathrooms:</b>	3
<b>Heating:</b>	Forced Air	<b>Basement Garage:</b>	0
<b>Fireplace:</b>	0	<b>Basement SqFt:</b>	1577
<b>FinishedAttic:</b>	0	<b>Finished Basement:</b>	No Data
<b>Unfinished Living:</b>	No Data		

**Additions**

Type	Description:	Area:	Year Built:
Addition	First Floor	2417	No Data
Addition	Second Floor	2281	No Data
Addition	Basement	1577	No Data
Addition	Open Porch	608	No Data
Addition	Stone Patio	352	No Data

**Building Improvements**

<b>SqFt Finished Living:</b>	577	<b>Fireplace:</b>	0
<b>Style:</b>	1 Story	<b>YearBuilt:</b>	1954
<b>Grade:</b>	C	<b>Number Of Stories:</b>	1.00
<b>Ext. Walls:</b>	Wood	<b>Total Rooms:</b>	3
<b>Roof:</b>	Gable/Shingles	<b>Bedrooms:</b>	1
<b>Flooring:</b>	Hardwood	<b>Half Bathrooms:</b>	0
<b>Bsmt. Type:</b>	No Basement	<b>Full Bathrooms:</b>	1
<b>Heating:</b>	Floor Furnace	<b>Basement Garage:</b>	0
<b>Fireplace:</b>	0	<b>Basement SqFt:</b>	No Data
<b>FinishedAttic:</b>	0	<b>Finished Basement:</b>	No Data
<b>Unfinished Living:</b>	No Data		

**Additions**

Type	Description:	Area:	Year Built:
Addition	First Floor	577	No Data
Addition	Open Porch	130	No Data

**Ownership History**

Date of Sale	Sale Price	Owner Name	Book
5/27/2020	\$2,400,000.00	TAYLOR, ALAN R, JR & KAITLYN B	2020:1978
12/6/2019	\$0.00	HALL, SAFFRON	2019:4363
11/17/2017	\$2,100,000.00	EVERGREEN PINES LLC	2017:4398

DISCLAIMER: This data is provided without warranty of any kind, either expressed or implied, including but not limited to, the implied warranties of merchantability and fitness for a particular purpose. Any person, firm or corporation which uses this map or any of the enclosed information assumes all risk for the inaccuracy thereof, as City of Charlottesville expressly disclaims any liability for loss or damage arising from the use of said information by any third party.



## 854 Locust Avenue



**TM/P: 51/92**

**DHR: 104-5144-0117**

*Primary Resource Information:* Single Dwelling, Stories 2.00, Style: Other, 1903  
August 2007: Set far back from the street on a large lot and shaded by mature trees, this two-story, two-bay, house is named for John S. White, the real estate lawyer in partnership with William F. Long, who built the house in 1903. It has a hipped roof and is constructed of brick laid in common bond and painted. The north bay of the facade projects slightly and has a full pediment filled in with fish scale shingles; a hipped-roof, semi-hexagonal bay is attached to the north elevation; and a two-story, hipped-roof, two-bay addition is attached to the south elevation, set back from the facade and facing the street. A hipped-roof porch with slender Tuscan columns shades the recessed south bay and abuts the north bay of the facade. The south bay features the double glass doorway and a two-light transom. The 2<sup>nd</sup> floor of the south bay has a pair of narrow one/one-sash windows. The north bay features a single two/two-sash window on the 1<sup>st</sup> floor and a narrower one/one-sash window on the second. All of the windows have louvered shutters. The fully pedimented gable of the north bay retains the overhanging eave and cornice that characterizes the rest of the building, is filled in with wooden fish scale shingles, and has a small fanlight at its center. The roofs of both the porch and the house itself are covered in asphalt shingles. A modern, wooden ramp leads to the front entrance from the north side of the house. A one-story kitchen wing and a back porch are attached to the rear of the house.

*Individual Resource Status:* **Single Dwelling**

**Contributing Total:** 1

*Individual Resource Status:* **Garage**

**Contributing Total:** 1

*Individual Resource Status:* **Secondary Structure**

**Contributing Total:** 1

**From:** Scala, Mary Joy  
**Sent:** Wednesday, September 28, 2011 4:23 PM  
**To:** turnerlisle@mac.com  
**Subject:** BAR Action - 854 Locust Ave

Turner and Christine Lisle  
4165 Indian Lane  
North Garden, VA 22959

**RE: Certificate of Appropriateness Application (Historic Conservation District)**  
BAR 11-09-04  
854 Locust Avenue  
Tax Map 51 Parcel 092  
Turner & Christine Lisle, Owner  
Demolish/renovate three accessory structures

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural review (BAR) on September 20, 2011.

The following action was taken:

**The BAR approved (5-0) the application to demolish parts of three accessory structures as submitted.**

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.

This certificate of appropriateness shall expire in 18 months (March 20, 2013), unless within that time period you have been issued a building permit for demolition. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of demolition, please contact me for an inspection of the improvements included in this application.

If you have any questions, please contact me at 434-970-3130 or [scala@charlottesville.org](mailto: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](mailto:scala@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
September 20, 2011**



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

BAR 11-09-04

854 Locust Avenue

Tax Map 51 Parcel 092

Turner & Christine Lisle, Owner

Demolish/renovate three accessory structures

---

**Background**

This 1903 property is located in the Martha Jefferson Historic Conservation District. (Survey form is attached.)

**Application**

The property owner is requesting approval (A) to demolish a small cinder block addition (ca.1960) on the guest house and restore the wall with horizontal siding to match; (B) to demolish a cinder block garage (ca.1960) attached to the original barn and restore the wall with horizontal siding to match; and (C) to demolish an open air frame shed (ca.1970's) and replant area with grass and shrubbery.

**Criteria, Standards and Guidelines**

**Conservation District Review Criteria Generally**

*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.*

**Conservation District Standards for review of demolitions**

***Sec. 34-343. Standards for review of demolition, razing or moving of a contributing structure.***

*The following factors shall be considered in determining whether or not to permit the demolition, razing or moving, in whole or in part, of a contributing structure:*

*(1) The historic, architectural or cultural significance, if any, of the specific building or structure, including, without limitation:*

- (i) The age of the building or structure;*
- (ii) Whether it has been listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;*
- (iii) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;*
- (iv) Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;*
- (v) The degree to which distinguishing characteristics, qualities, features or materials remain;*

(2) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within the conservation district, and whether the proposed demolition would affect adversely or positively the historic or aesthetic character of the district;

(3) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant (studies may be waived by the director if the building is the applicant's primary residence), or other information provided to the BAR;

(4) Whether, and to what extent, the applicant proposes to preserve portions, features or materials that are significant to the property's historic, architectural or cultural value; and

(5) Any applicable provisions of the city's conservation district design guidelines.

The following features and factors shall be considered in determining the appropriateness of proposed new construction and additions to buildings or structures:

(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.

### **Conservation District Guidelines**

#### **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.

Site

1. Fences or walls in front yards (including fences in the side yards between the street and the front of the house) should not exceed three and one-half feet in height.

**DEMOLITIONS**

The following factors shall be considered in determining whether or not to permit the demolition, partial demolition, encapsulation, or moving of a contributing structure:

1. The age of the structure or building;
2. Whether it has been listed on the National Register of Historic Places, or the Virginia Landmarks Register;
3. Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;
4. Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;
5. The degree to which distinguishing characteristics, qualities, features or materials remain;
6. Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within the conservation district; and whether the proposed demolition would affect adversely or positively the character of the district.
7. The overall condition and structural integrity of the building or structure, as indicated by a study prepared by a qualified professional engineer and provided by the applicant (may be waived if primary residence of applicant); or other information provided to the board.
8. Whether, and to what extent, the applicant proposes to preserve portions, features or materials that are significant to the property's historic, architectural or cultural value.
9. The public necessity of the proposed demolition and the public purpose or interest in buildings to be protected.

**Discussion and Recommendations**

Staff recommends approval.

**Suggested Motions**

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions and Demolitions in Conservation Districts, I move to find that the proposed demolitions and restorations satisfy the BAR's criteria and are compatible with this property and other properties in this district, and that the BAR approves the application as submitted.



# 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 Fax (434) 970-3359

RECEIVED

AUG 30 2011

NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$350 application fee. For all other projects requiring BAR approval, please include \$100 application fee. For both types of projects, the applicant must pay \$1.00 per required mail notice to property owners. The applicant will receive an invoice for these notices, and project approval is not final until the invoice has been paid. For projects that require only administrative approval, please include \$100 administrative fee. 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 4 p.m.

Project Name/Description 854 Locust renovation/demolition Parcel Number 92

Address/Location 854 Locust Ave, Charlottesville, VA 22902

Owner Name Turner & Christine Lisle Applicant Name Turner C. Lisle

### Applicant Information

Address: 4165 Indian Lane, North Garden, VA 22959

Email: turnerlisle@mac.com

Phone: (W) 825-1193 (H) 825-1193

FAX: \_\_\_\_\_

### Property Owner Information (if not applicant)

Address: N/A

Email: \_\_\_\_\_

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

FAX: \_\_\_\_\_

Do you intend to apply for Federal or State Tax Credits for this project? No

### Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

[Signature] 8/22/2011  
Signature Date

### Property Owner Permission (if not applicant)

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

\_\_\_\_\_  
Signature Date

Description of Proposed Work (attach separate narrative if necessary): See attached narrative.

Attachments (see reverse side for submittal requirements): See attachments A), B) and C)

<p><b>For Office Use Only</b></p> <p>Received by: <u>[Signature]</u></p> <p>Fee paid: <u>\$100.00</u> Cash/Ck. # <u>1953</u></p> <p>Date Received: <u>8/30/2011</u></p> <p><u>P11-0148</u></p>	<p>Approved/Disapproved by: _____</p> <p>Date: _____</p> <p>Conditions of approval: _____</p> <p>_____</p> <p>_____</p>
--	---

Project Name: 854 Locust Renovation/Demolition

Parcel Number: 92

Owner Name: Turner & Christine Lisle

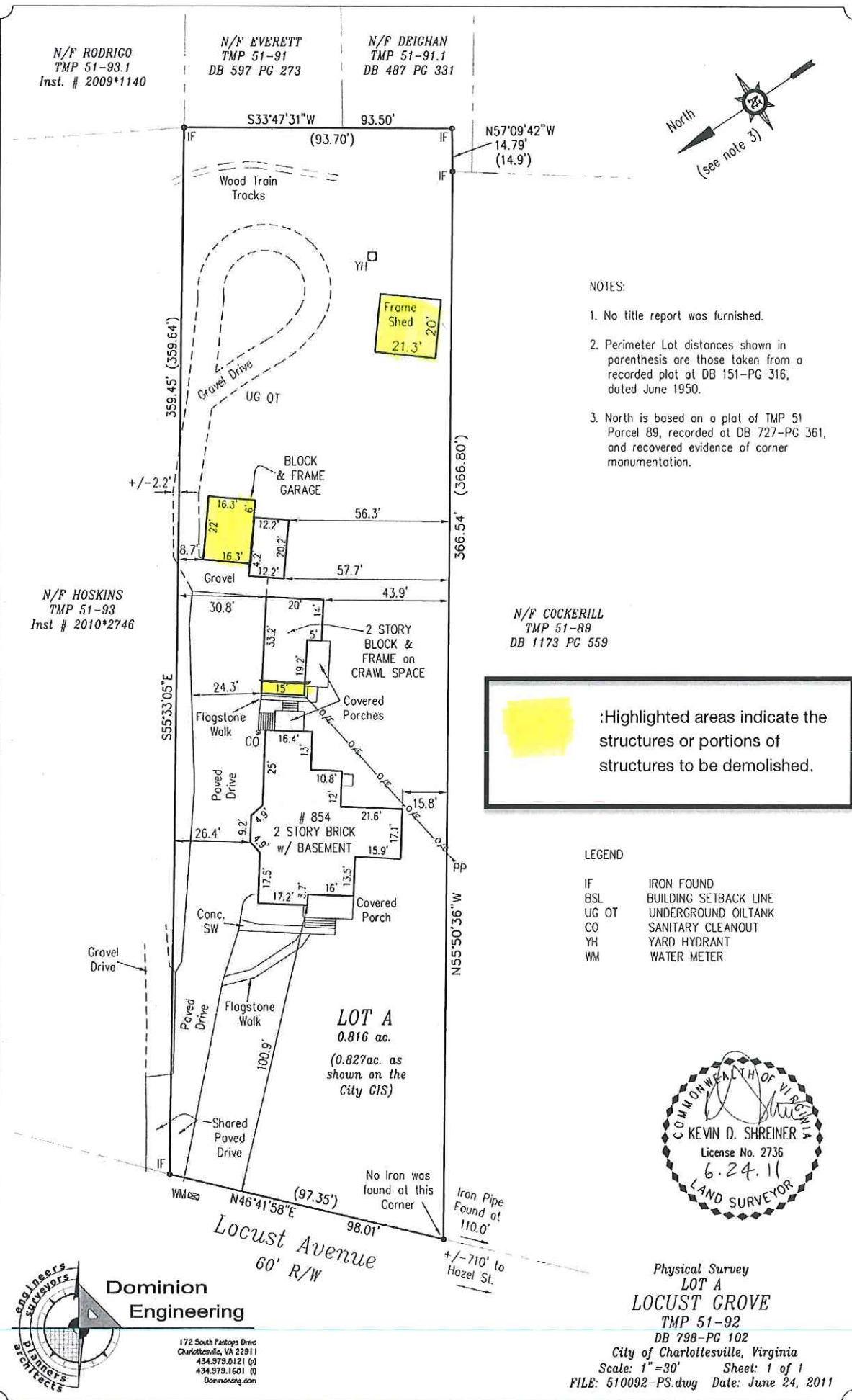
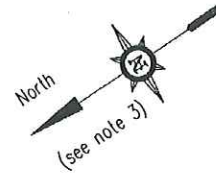
Description of the proposed work:

1. Demolition of the Northwest cinder block guesthouse addition (ca. 1960) in order to widen the walkway between the guesthouse and the rear of the main house. This would restore the front facing façade (partially visible from the street) of the guesthouse to its original design and construction and provide additional space between the guesthouse and rear of the main house. The new front facing façade would match the existing horizontal siding that is found on the guesthouse currently. (See attached photos labeled "A")
2. Demolition of the cinder block garage (ca. 1960) on the Northern side of the original barn and restoration of the northern most facing wall of the barn to match the existing horizontal siding found on the barn. (See attached photos labeled "B").
3. Demolition of the open air frame shed (ca. 1970's) at the Southeastern end of the property. The space occupying the shed currently would be replanted with shrubbery and grass to match the existing form and function of the backyard. (See attached photos labeled "C").

N/F RODRIGO  
 TMP 51-93.1  
 Inst. # 2009\*1140

N/F EVERETT  
 TMP 51-91  
 DB 597 PG 273

N/F DEIGHAN  
 TMP 51-91.1  
 DB 487 PG 331



NOTES:

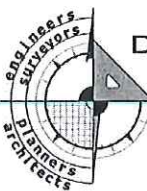
1. No title report was furnished.
2. Perimeter Lot distances shown in parenthesis are those taken from a recorded plat at DB 151-PG 316, dated June 1950.
3. North is based on a plat of TMP 51 Parcel 89, recorded at DB 727-PG 361, and recovered evidence of corner monumentation.

N/F COCKERILL  
 TMP 51-89  
 DB 1173 PG 559

:Highlighted areas indicate the structures or portions of structures to be demolished.

LEGEND

- IF IRON FOUND
- BSL BUILDING SETBACK LINE
- UG OT UNDERGROUND OILTANK
- CO SANITARY CLEANOUT
- YH YARD HYDRANT
- WM WATER METER



**Dominion Engineering**

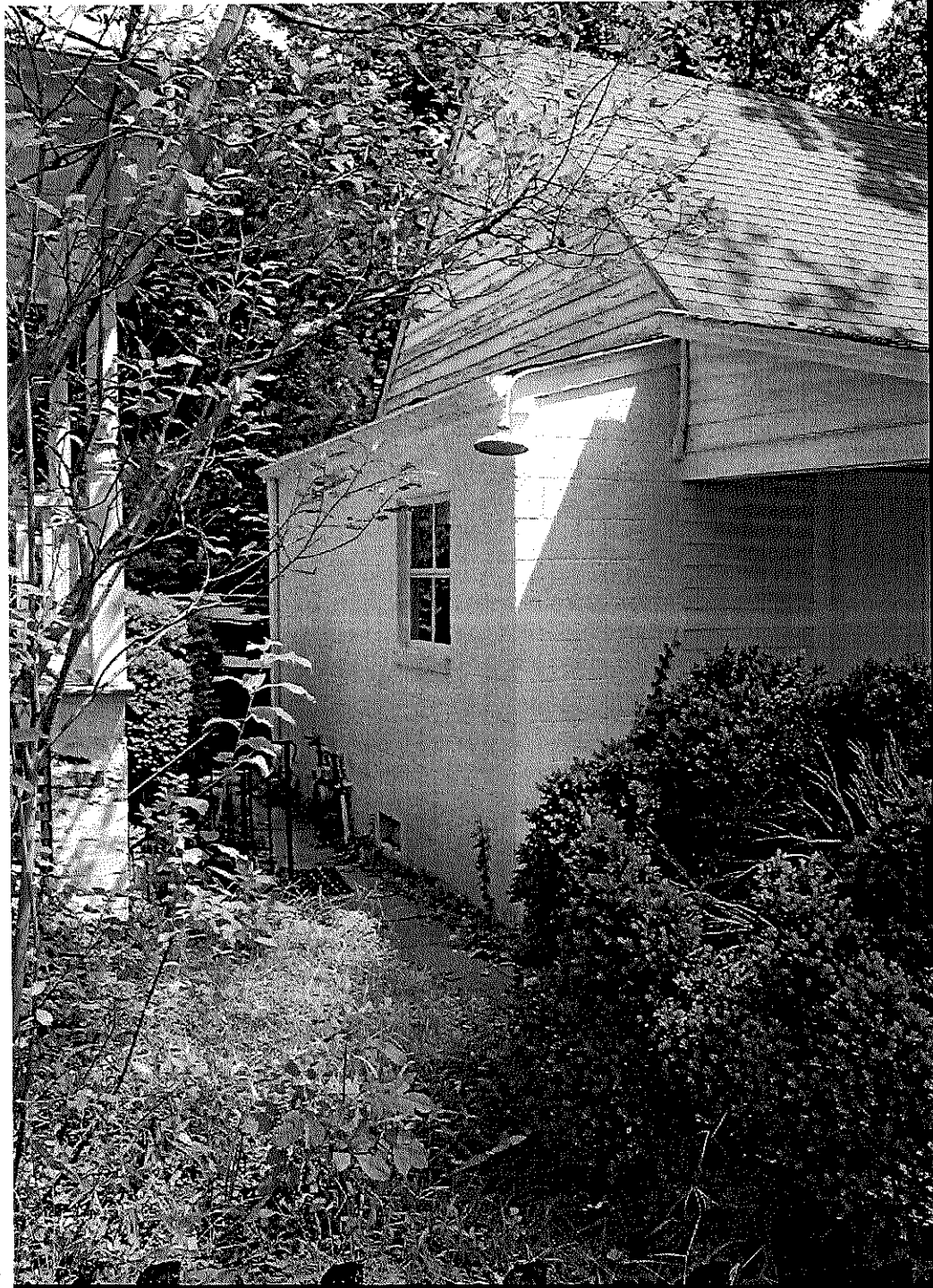
172 South Parkside Drive  
 Charlottesville, VA 22911  
 434.979.6121 (p)  
 434.979.1601 (f)  
 Dominioneng.com

Physical Survey  
 LOT A  
**LOCUST GROVE**  
 TMP 51-92  
 DB 798-PG 102

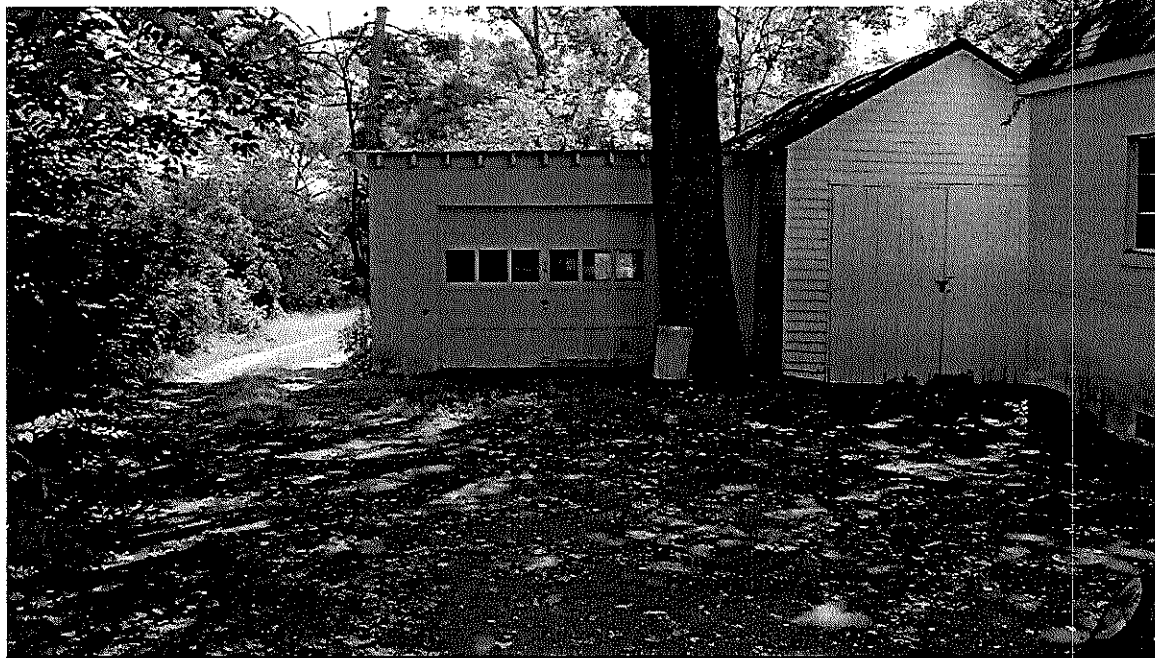
City of Charlottesville, Virginia  
 Scale: 1"=30' Sheet: 1 of 1  
 FILE: 510092-PS.dwg Date: June 24, 2011



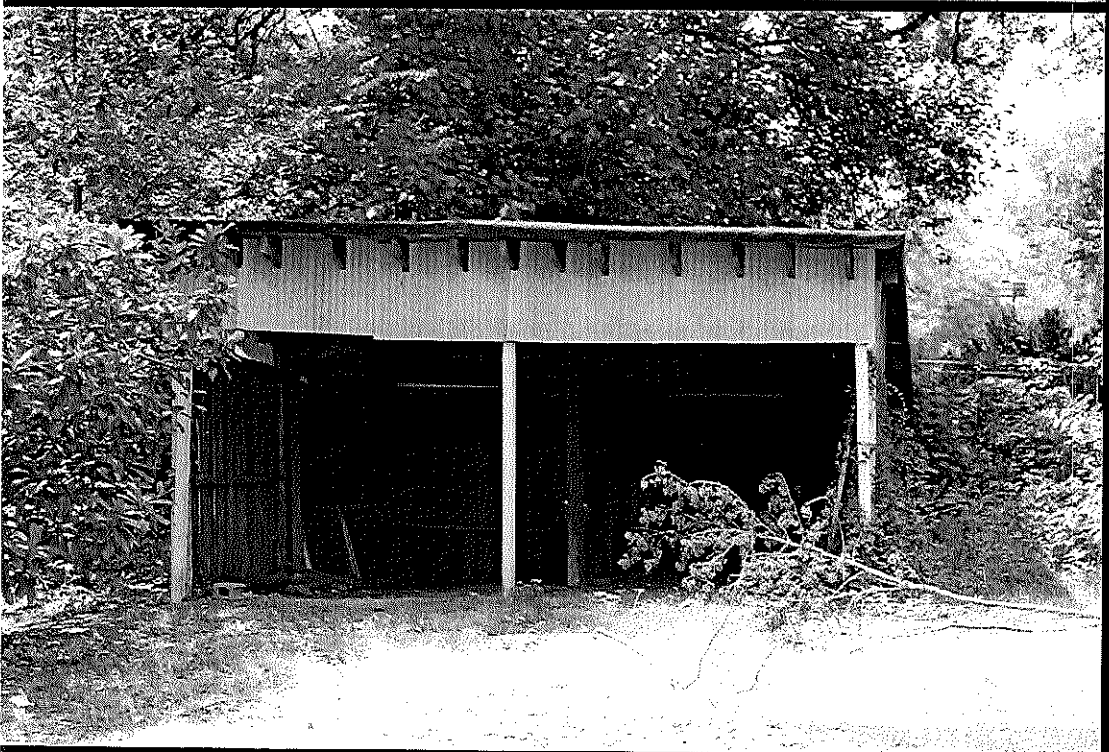
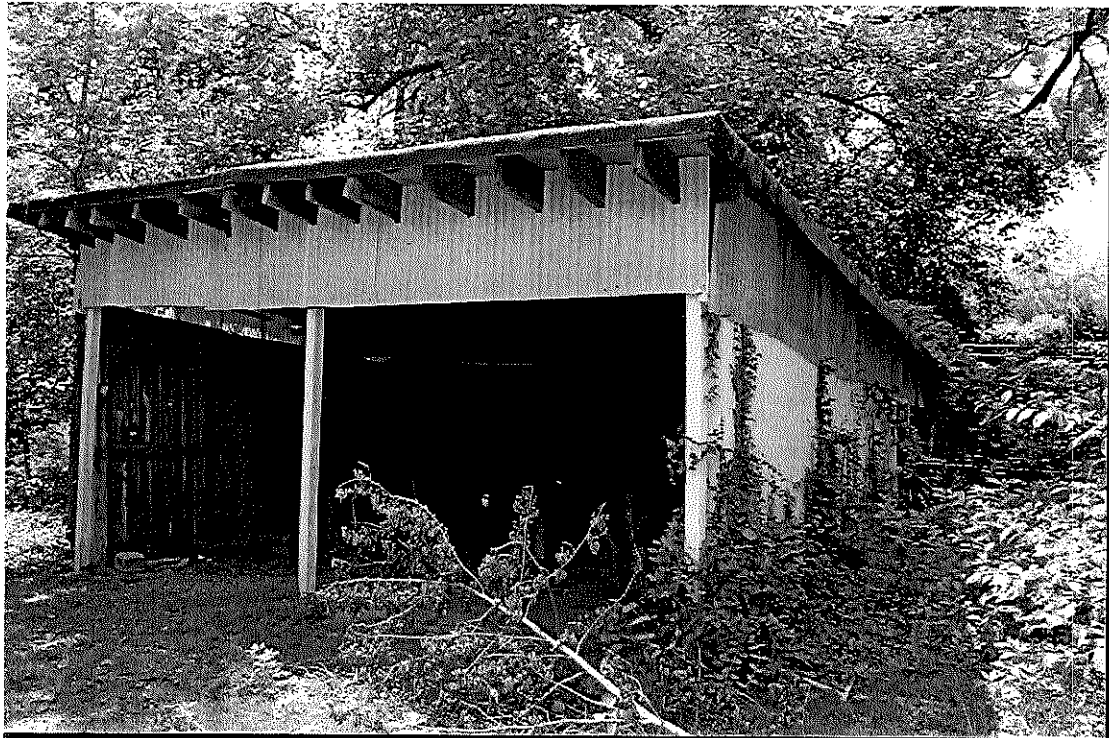
# A - Guest house addition



# B - Cinder block garage



# C - Frame shed



## Scala, Mary Joy

**From:** Matthew McClellan <mbmcc@me.com>  
**Sent:** Wednesday, April 03, 2013 2:51 PM  
**To:** Scala, Mary Joy  
**Subject:** Re: 854 Locust Ave.

Fri 2pm

Thanks for replying do quickly. how does 2pm friday work for you? thanks for including all the rules.

Matt

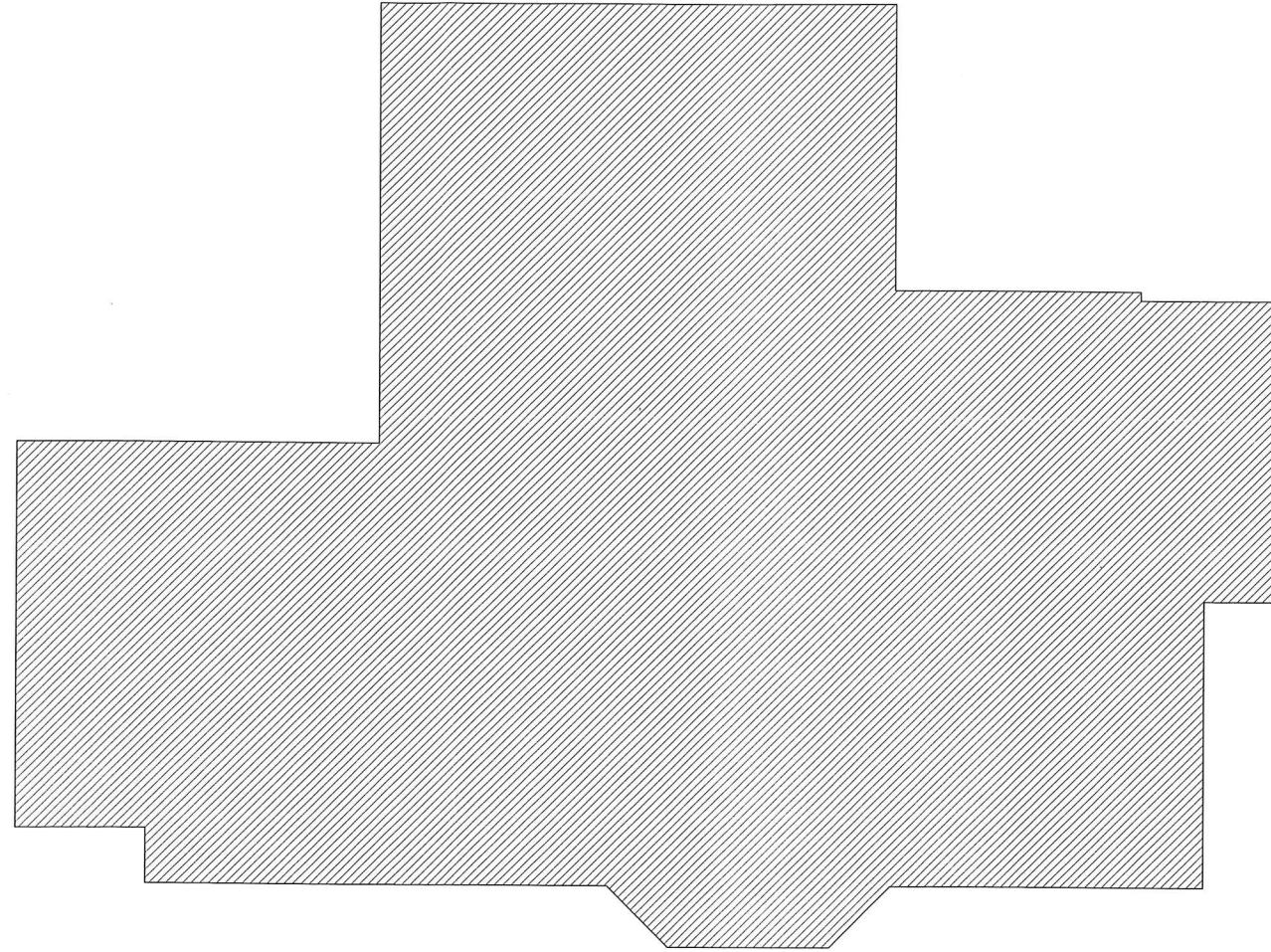
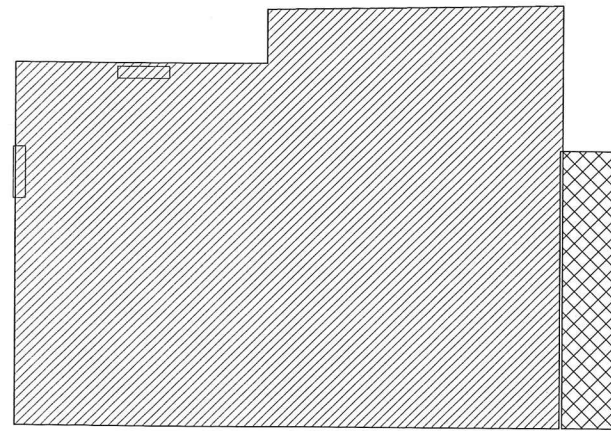
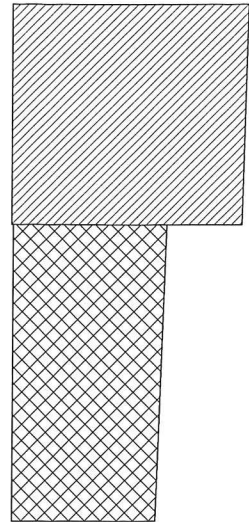
On Apr 3, 2013, at 1:39 PM, "Scala, Mary Joy" <scala@charlottesville.org> wrote:

- > I would be happy to meet with you. The following are the rules on what requires review. If in doubt, submit enough info to me to make a determination.
- > For a rear addition on a non-corner lot, if the addition does not exceed the height or width of the existing building then you don't need review.
- > Suggest a time to meet. Thu and Fri are fairly open.
- >
- >
- >
- > Sec. 34-340. - Actions requiring certificate of appropriateness; exemptions; penalties.
- >
- > (a)
- > Within a conservation district no building, structure or addition shall be constructed, and no contributing structure should be demolished, razed, or moved, in whole or in part, unless and until an application for a certificate of appropriateness (COA) has been approved by the board of architectural review (BAR), or by city council on appeal.
- >
- > (b)
- > All proposed new construction requires approval of a COA by the BAR.
- >
- > (c)
- > The following proposed additions to existing buildings or structures require approval of a COA:
- >
- > (1)
- > Additions located on a corner lot.
- >
- > (2)
- > Additions located wholly or partially to the side or front of an existing building.
- >
- > (3)
- > Additions that are equal to or greater than fifty (50) percent of the total gross floor area of the existing building.
- >
- > (4)
- > Additions located to the rear that exceed the height or width of the existing building or structure.
- >
- > (d)
- > The proposed demolition, razing or moving of any building or structure requires approval of a COA only when:
- >
- > (1)
- > The building is a contributing structure; and,
- >
- > (2)
- > The proposed demolition is located in whole or in part to the front or side of the contributing structure, or
- >
- > (3)
- > The proposed demolition is equal to or greater than thirty-three (33) percent of the total gross floor area of the existing building.

- >
- > However, the removal or replacement of windows or doors shall not constitute a demolition under this conservation district ordinance.
- >
- > (e)
- > The following shall be exempt from the requirement of a certificate of appropriateness:
- >
- > (1)
- > Interior features, details, alterations and improvements;
- >
- > (2)
- > Ordinary maintenance or repair of exterior elements or features;
- >
- > (3)
- > Construction, reconstruction or other improvements to a building or structure made pursuant to an order of correction issued by the city's building code official, upon a determination by the city's building code official that a building or structure is an "unsafe structure," as that term is defined by the state's building code and regulations.
- > In the event any such order or determination is issued with respect to a building or structure subject to BAR review pursuant to this division, the director of neighborhood development services shall notify the BAR of any alterations or repairs ordered by the building code official; and
- >
- > (4)
- > The demolition, razing or removing, in whole or in part, of any contributing structure allowed pursuant to an order of the city's building code official, upon a determination by the city's building code official that a building or structure is in such dangerous, hazardous or unsafe condition that it could reasonably be expected to cause death or serious injury before review under the provisions of this division. Upon such a determination, the building code official shall deliver a copy of the order to the director of neighborhood development services and to the chairperson of the BAR.
- >
- > (f)
- > Failure to obtain a COA as required by this section for the demolition, razing or moving of any contributing structure shall be subject to the civil penalty described within section 34-86(b) (i.e., not to exceed twice the fair market value of the building or structure).
- >
- >
- > 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 -----Original Message-----
- > From: Matthew McClellan [mailto:mbmcc@me.com]
- > Sent: Wednesday, April 03, 2013 12:10 PM
- > To: Scala, Mary Joy
- > Subject: 854 Locust Ave.
- >
- > Mary Joy,
- >
- > I am helping some friends out on some renovation designs for their existing guest house on Locust Ave. They are mainly focused on interior improvements, but are looking at adding a shed dormer to the rear-facing roof. One half of the structure is historic and the other half was added more recently. I wanted to see if you had a little time to meet with me to inform me about any restriction/limitations to improvements to the structure and also educate me on what the city requires for approval of any new work.
- >
- > Thanks so much,
- >
- > Matt McClellan
- > 434.227.1711

Matthew McClellan  
mbmcc@me.com

854 Locust Ave  
Determination made  
that these  
additions do not  
require approval.  
April 2013



LISLE RESIDENCE  
**GUESTHOUSE AND GARAGE RENOVATION**  
854 LOCUST AVE CHARLOTTESVILLE VA

#	Revision	Date

Date Issued: Issue Date

Project #: Project Number

Title:

Site Plan



