

**City of Charlottesville
Board of Architectural Review
Staff Report
April 20, 2021**



Preliminary Discussion

485 14th Street, NW, TMP 090034000
Rugby Road-University Circle-Venable ADC District
Owner: Hoo House, LLC
Applicant: Greg Winkler, Kurt Wassenaar
Project: Phases 2 and 3. Additions and associated site work



Background

Year Built: 1920
District: Rugby Road-University Circle-Venable ADC District
Status: Contributing (garage in rear is non-contributing)

Four square, Colonial Revival residence.

Prior BAR Reviews

n/a

Application

- Submittal: Wassenaar-Winkler Architects/Planners narrative and drawings for 485 14th St NW Addition:
 - *BAR Submittal Set*, dated April 2, 2021: Narrative (two pages) and sheets G1, EP1 - EP3, C1 - C4, A1 – A11 (19 pages).
 - *Phase 2*, dated March 11, 2021: Sheets A1 – A8.
 - *Phase 3*, dated March 11, 2021: Sheets A1 – A8.

Preliminary discussion on Phases 2 and 3. Due to the estimated cost of the project(s), City Code section Sec. 34-282(c)(4) requires a pre-application conference [or preliminary discussion] prior to any formal BAR action.

Paraphrased from the applicant's submittal:

Phase 2

Replace the existing rear stair addition, construct a new, code access stair, common bathroom, and living area.

- Rear elevation of the phase II addition will be fully encapsulated as a part of phase 3.
- No new units are being added.
- Proposed Hardie Plank siding is intended to distinguish the existing brick building from the new addition and be consistent with the historical manner in which these additions have been traditionally completed in similar buildings nearby. The addition will conform to the NPS historical renovation standards.

Phase 3

Add two additional units to the building, per the maximum allowed by zoning.

- Work follows the general size and proportions of the existing house except it is exterior sheathed in brick of a familial but contrasting color of the brick. The massing of the new rear section is at the building setback lines on the Gordon Avenue front and is intended to be typologically consistent with the existing house but of its time. Window treatment will be consistent with the existing front house building.

Discussion

This is a preliminary discussion, no BAR action is required; however, by consensus, the BAR may express an opinion about the project or elements of the project. Such comments will not constitute a formal motion and will have no legal bearing, nor will it represent an incremental decision on the required CoA.

There are two key objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal. That is, a final submittal that is complete and provides the information necessary for the BAR to evaluate the project using the ADC District Design Guidelines and related review criteria.

In response to questions from the applicant and/or for recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements*, Chapter III--*New Construction and Additions*, and Chapter VII – *Demolitions and Moving*.

The BAR should consider the building elements and details necessary to evaluate the project. Renderings and schematics communicate mass, scale, design and composition; however a complete application should include details and specific information about the projects materials and components. For example:

- Measured drawings: Elevations, wall details, etc.
- Roofing: Flat, hipped, etc. Metal, slate, asphalt. Flashing details.
- Gutters/downspouts: Types, color, locations, etc.
- Foundation.
- Walls: Masonry, siding, stucco, etc.
- Soffit, cornice, siding, and trim.
- Color palette.
- Doors and windows: Type, lite arrangement, glass spec, trim details, etc.
- Porches and decks: Materials, railing and stair design, etc.
- Landscaping/hardscaping: Grading, trees, low plants, paving materials, etc.
- Lighting. Fixture cut sheets, lamping, etc.

Suggested Motions

For a preliminary discussion, the BAR cannot take action on a formal motion.

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 ADC District Design Guidelines

Chapter II – Site Design and Elements

- B. Plantings
- C. Walls and Fences
- D. Lighting
- E. Walkways and Driveways
- F. Parking Areas and Lots
- G. Garages, Sheds, and Other Structures
- H. Utilities and Other Site Appurtenances

Chapter III – New Construction and Additions

Checklist from section P. Additions

- 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.

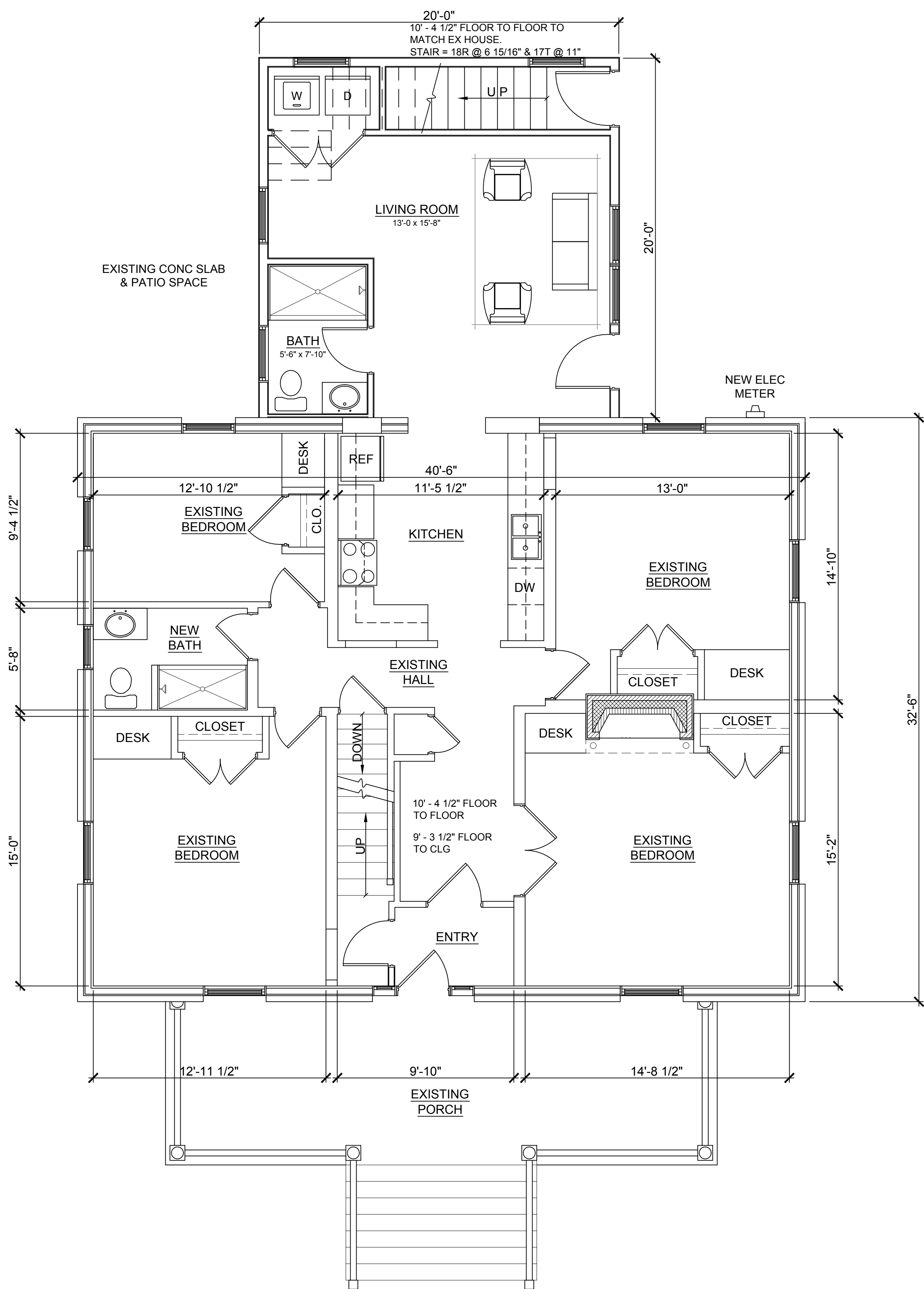
Chapter VII – *Demolitions and Moving*

Reference Sec. 34-278. - Standards for considering demolitions.

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

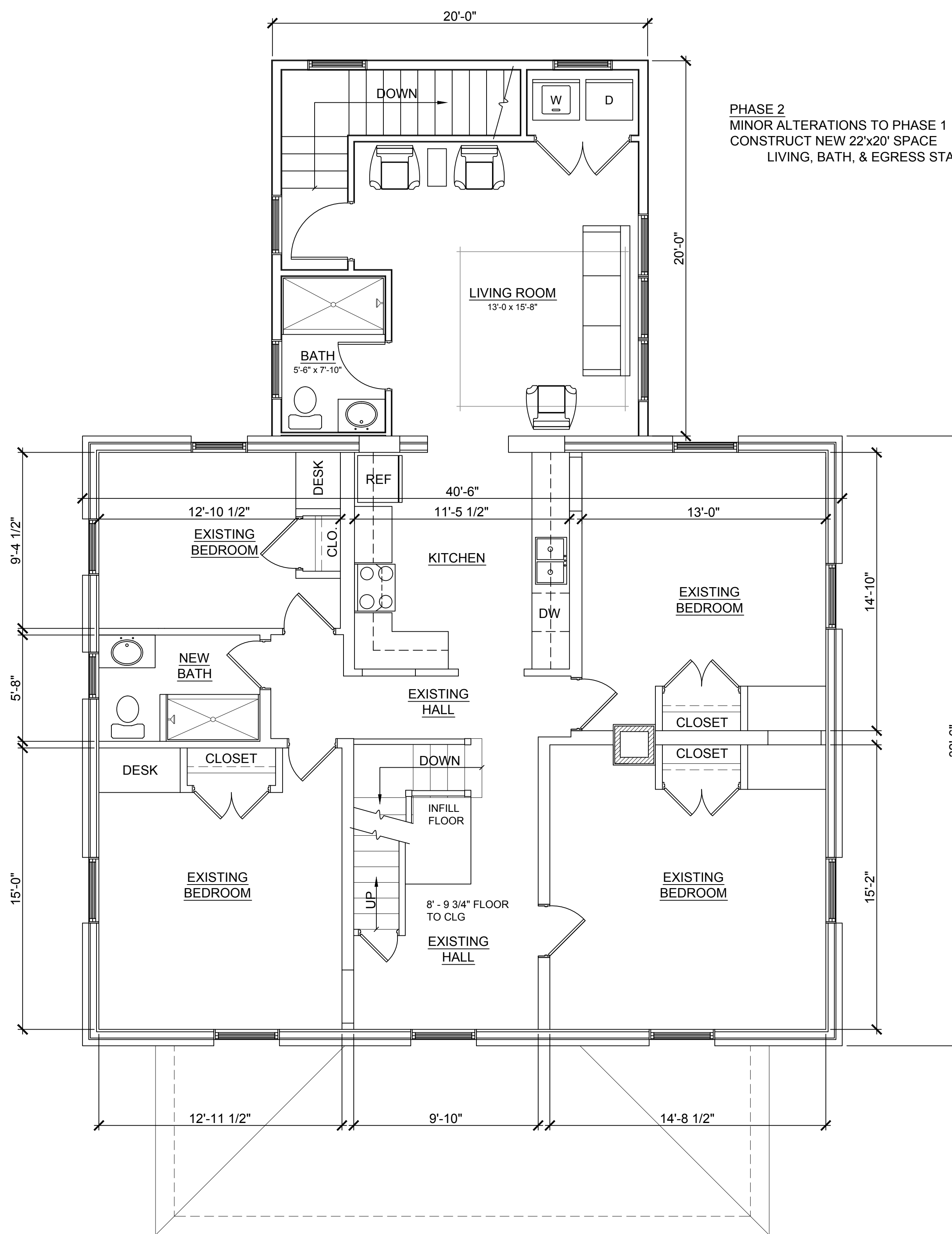
- a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:
 - 1. The age of the structure or property;
 - 2. Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on 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. Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and
 - 6. The degree to which distinguishing characteristics, qualities, features or materials remain;

- b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one (1) of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.
- c) 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 to the board;
- d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and
- e) Any applicable provisions of the city's design guidelines.



1st FLOOR PLAN - PHASE 2

SCALE 1/4" = 1'-0"



2nd FLOOR PLAN - PHASE 2

SCALE 1/4" = 1'-0"

PHASE 2
 MINOR ALTERATIONS TO PHASE 1
 CONSTRUCT NEW 22'x20' SPACE
 LIVING, BATH, & EGRESS STAIR.

485 14TH STREET RENOVATION
 485 14TH STREET
 CHARLOTTESVILLE, VIRGINIA 22903

A1
 PHASE 2

March 11, 2021



RENDERING - VIEW A

N.T.S

485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903

A2

PHASE 2

March 11, 2021



RENDERING - VIEW B

N.T.S

485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903

A3

PHASE 2

March 11, 2021



RENDERING - VIEW C

N.T.S

485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903

A4

PHASE 2

March 11, 2021



RENDERING - VIEW D

N.T.S

485 14th Street NW Renovation
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Charlottesville, VA 22903

A5

PHASE 2

March 11, 2021



ELEVATION - GORDON AVENUE

N.T.S

WASSENAR
WINKLER
ARCHITECTS | PLANNERS

485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903

A6
PHASE 2
March 11, 2021



ELEVATION - REAR

N.T.S

485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903

A7

PHASE 2

March 11, 2021



ELEVATION - SIDE

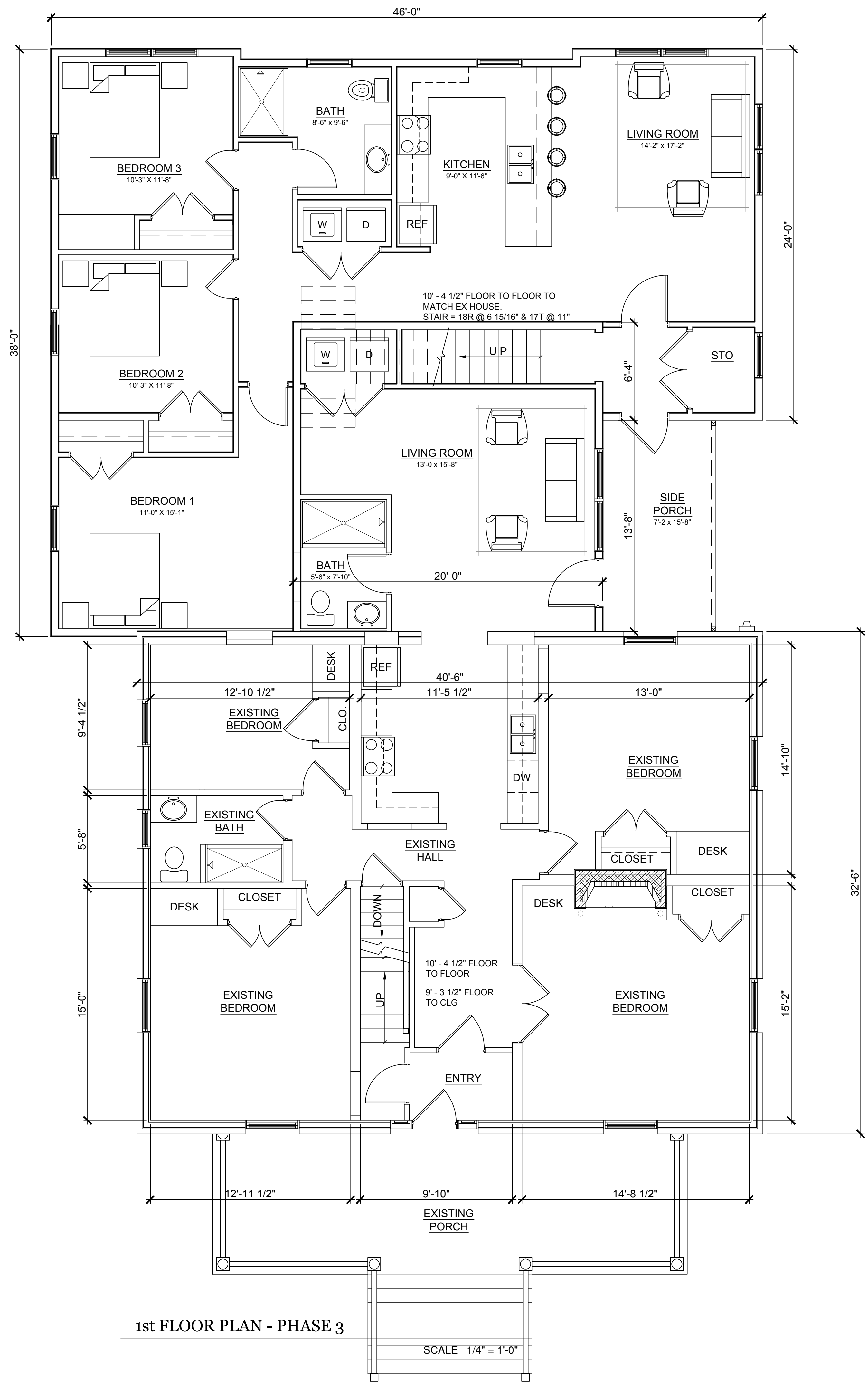
N.T.S

485 14th Street NW Renovation
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A8

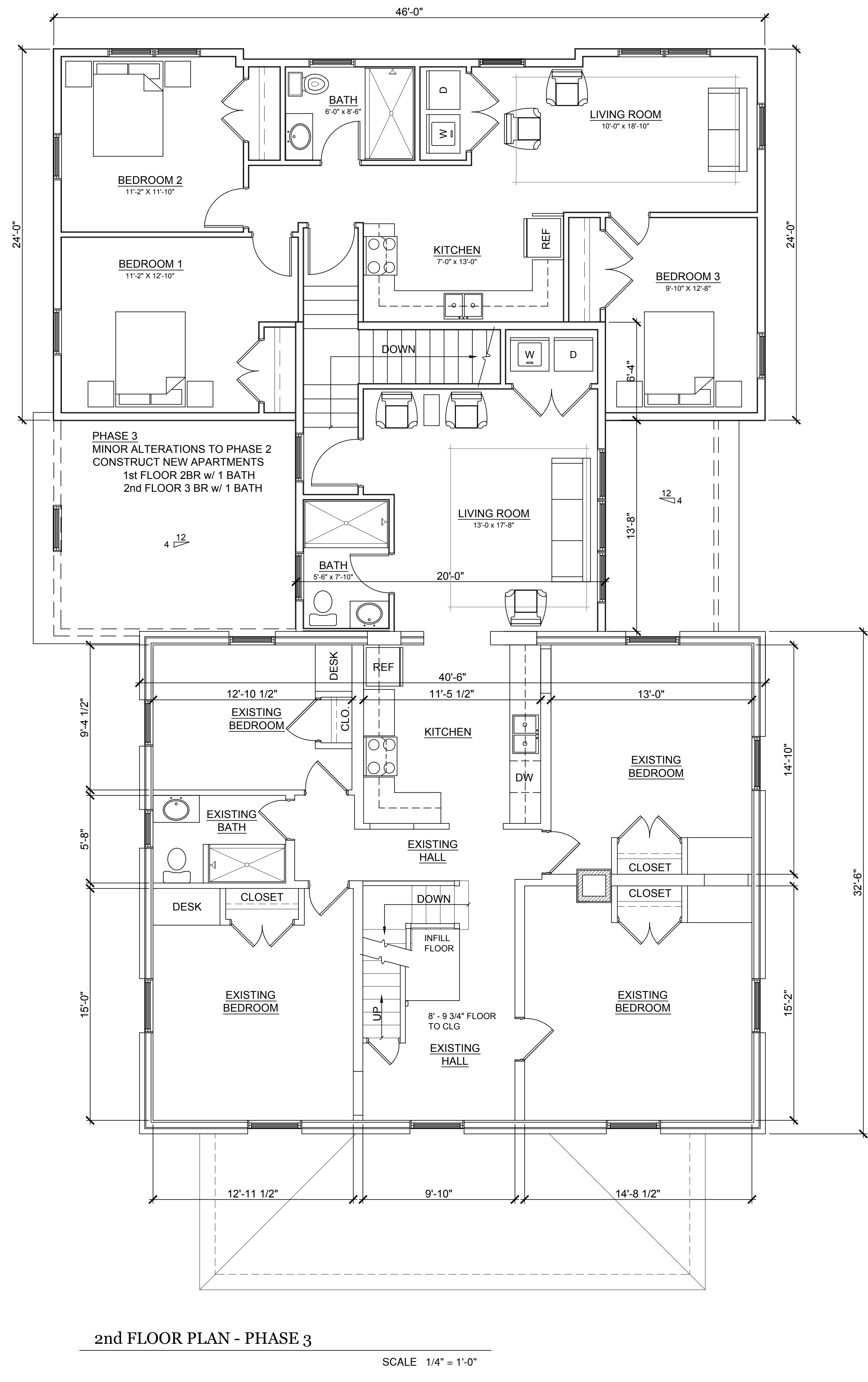
PHASE 2

March 11, 2021



1st FLOOR PLAN - PHASE 3

SCALE 1/4" = 1'-0"



2nd FLOOR PLAN - PHASE 3

SCALE 1/4" = 1'-0"

**485 14TH STREET RENOVATION
485 14TH STREET
CHARLOTTEVILLE, VIRGINIA 22903**



RENDERING - VIEW A

N.T.S

485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903

A2

PHASE 3

March 11, 2021



RENDERING - VIEW B

N.T.S

485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903

A3

PHASE 3

March 11, 2021



RENDERING - VIEW C

N.T.S

485 14th Street NW Renovation
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A4

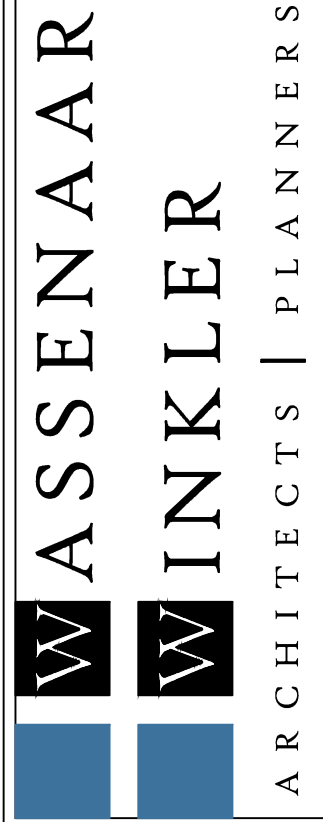
PHASE 3

March 11, 2021



RENDERING - VIEW D

N.T.S



485 14th Street NW Renovation
485 14th Street NW
Charlottesville, VA 22903

A5

PHASE 3

March 11, 2021



ELEVATION - GORDON AVENUE

N.T.S

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485 14th Street NW Renovation
485 14th Street NW
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A6
PHASE 3
March 11, 2021



ELEVATION - REAR

N.T.S

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A7

PHASE 3

March 11, 2021



ELEVATION - SIDE

N.T.S

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A8

PHASE 3

March 11, 2021