

Watkins, Robert

From: Watkins, Robert
Sent: Wednesday, July 21, 2021 8:28 AM
To: Barbara Gehrung
Cc: Werner, Jeffrey B
Subject: July 2021 BAR Decision

Certificate of Appropriateness

BAR 21-07-02
734 Locust Avenue, Tax Parcel 510073000
Martha Jefferson Historic Conservation District
Owner: Kathleen D. Free
Applicant: Barbara Gehrung¹¹SEP Project: Carriage house alterations

Dear Barbara,

On Tuesday, July 20, the Charlottesville Board of Architectural Review reviewed the above-referenced project. Please accept this email as acknowledgment of the BAR's decision. The project was approved as part of the consent agenda. Please find the motion to approve the consent agenda, as well as the motion to approve your project from the staff report below:

*Breck Gastinger moves to approve the consent agenda.
Ron Bailey seconds motion. Motion passes (8-0).*

Having considered the standards set forth within the City Code, including the HC District Design Guidelines, I move to find that the alterations to and rehabilitation of the stable/garage at 734 Locust Avenue satisfy the BAR's criteria and are compatible with this property and other properties in the Martha Jefferson Historic Conservation District, and that the BAR approves the application as submitted.

Please let me know if you have any further questions.

All the best,

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902

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



**Certificate of Appropriateness Application
Historic Conservation District**

BAR 21-07-02
734 Locust Avenue, Tax Parcel 510073000
Martha Jefferson Historic Conservation District
Owner: Kathleen D. Free
Applicant: Barbara Gehrung
Project: Carriage house alterations



Background

House:		Stable/Garage:	
Year Built:	c1901	Year Built:	c1901
District:	Martha Jefferson HC District	District:	Martha Jefferson HC District
Status:	Contributing	Status:	Contributing

The Eddins-Tilden House represents a Victorian Gothic-cottage style popular in the late 19th century. The brick stable/garage is similar in materiality and scale, but reflects a vernacular, use-oriented design. S.A. Eddins acquired the parcel in 1901, with no structures reported. In 1902, the sale of the property to B.R. Lester referred to the buildings on the site. Tax records also suggest the house and stable/garage were constructed at the time. (Curiously, Eddins owned the house only briefly and the City's historic survey does not explain the Tilden name associated with it.)

Prior BAR Review

December 2019 - Exterior modifications and rehabilitation. Administratively approved. (See appendix.)

Application

- Applicant Submitted: Gehrung + Graham, LLC et al drawings *734 Locust Ave Carriage House Renovation*:
 - Dated July 7, 2021: Sheets A0.1, A0.2, A1.0, A2.2, A2.3, and A2.4,
 - Dated July 16, 2021: Sheet A4.0.

Request for CoA to complete alterations to the former stable/garage.

North Elevation:

- Remove contemporary garage door; install entry door with side-lites.
- Remove plywood at upper opening; install wood casement windows.
- Repair masonry as needed.

West Elevation

- Remove contemporary windows, doors, and plywood; install wood casement windows, entry door, and twin French doors.
- Repair masonry as needed.

South Elevation

- Remove lower, double-hung window; install entry door.
- Repair or remove and replace (with new) the upper double-hung window.
- Repair masonry as needed.

East Elevation

- Repair existing windows.
- Repair masonry as needed.

Discussion

Note: The regulations and guidelines for projects within a Historic Conservation District (HCD) are, by design, less rigid than those for an ADC District or an IPP. The HCD designations are intended to preserve the character-defining elements of the neighborhoods and to assure that new construction is not inappropriate to that character, while minimally imposing on current residents who may want to upgrade their homes. Within the existing HCDs are buildings and/or areas that might easily qualify for an ADC District or as an IPP; however, in evaluating proposals within HCDs, the BAR may apply only the HCD requirements and guidelines.

Within an HCD, the design review prioritizes what is visible from the public right of way. New structures concealed by the principal structure from all abutting streets are exempt from BAR review. With that, the four sides of the proposed garage are of the same design and materials, staff will focus on the front elevation.

This is an existing structure that the physical evidence suggests was constructed at one time. While the openings have been altered over time, the form, footprint, and materials (brick, metal roof) appear to be unchanged. If the c1901 date is correct, this was most likely built as a stable. (Even a decade later, automobile ownership remained extremely, locally and Virginia.¹) Per the 1920 Sanborn Maps—see the Appendix—it can be assumed that between its construction and 1920, the stable was modified to accommodate an automobile garage at the north end. While there are visible alterations to the west elevation (also evident from the 1970s photos), we do not know when or in what sequence these occurred.

¹ “By 1910, Virginians owned 2,705 motor vehicles.” <https://www.virginiadot.org/about/resources/historyofrds.pdf> and “J.P. ‘Dry Goods’ Ellington purchased the first automobile in Albemarle County in 1906, triggering the automobile craze. With his purchase, Ellington became the proud owner of number 494 of the first 500 automobiles in Virginia.” <https://www.charlottesville.gov/673/History>

This proposal retains and extends the life of a historic structure. The proposed alterations do not significantly alter the building's character or materiality; in fact, they will rehabilitate and extend the life of this historic structure. Staff recommends approval.

Suggested Motion

Approval: Having considered the standards set forth within the City Code, including the HC District Design Guidelines, I move to find that the alterations to and rehabilitation of the stable/garage at 734 Locust Avenue satisfy the BAR's criteria and are compatible with this property and other properties in the Martha Jefferson Historic Conservation District, and that the BAR approves the application as submitted.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-341 of the City Code. Criteria for approval

- a) 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.
- b) The BAR's review of the proposed new construction or addition to a building or structure shall be limited to factors specified in section 34-342. The BAR's review of the proposed demolition, razing or moving of any contributing structure shall be limited to the factors specified in section 34-343.
- c) The BAR, or city council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition would be compatible with the scale and character of the historic conservation district. Prior to attaching conditions to an approval, due consideration shall be given to the cost of compliance with the proposed conditions.

Sec. 34-342 of the City Code. Standards for review of new construction and additions.

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.

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;

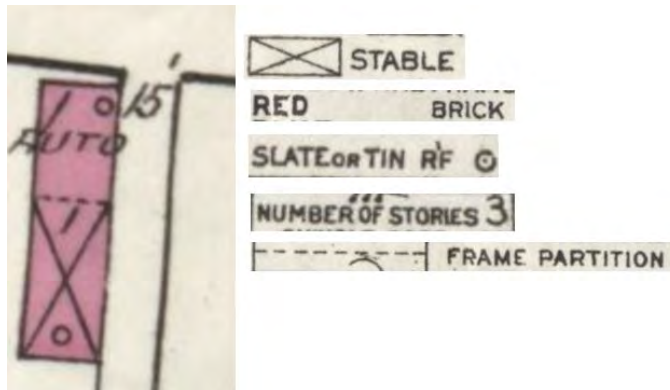
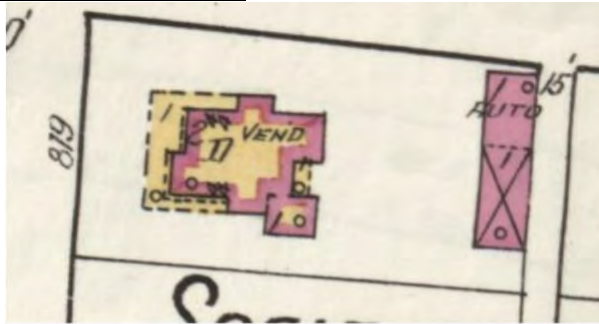
3. The levels of a building's stories should be consistent with those on surrounding structures with respect to the natural grade [for example, a first floor should not be raised so that it is higher than most surrounding first floors];
4. Do not exclude well-designed, new contemporary architecture [there 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:
 - a. maintain neighborhood massing and form;
 - b. encourage the use of sustainable materials; and
 - c. limit the height of fences in front yards to 3 ½ feet in height.
8. Regarding the future development of the hospital properties, the neighborhood's focus has been:
 - a. Not to tear down the old houses; to encourage low density residential development north of Taylor Walk (with the suggestion that Taylor Street be reinstated); and
 - b. to expect the High Street area to develop as a sensitively designed, high-quality, mixed use development;
9. Encourage good stewardship of Maplewood Cemetery.

Appendix

December 2019, Admin Approval: Exterior repairs, including repointing crumbling brick, repainting trim, selective repair/replacement of decaying porch flooring, replacing windows in existing openings, and possibly uncovering covered-up rafter tails. All other work will be interior. After review of the project scope and drawings, *staff grants administrative approval* for the proposed project, with the following recommendations:

1. Staff recommends adherence to the pertinent Design Guidelines for Rehabilitation regarding masonry:
 - a. When repointing masonry, duplicate mortar strength, composition, color, and texture.
 - b. Repoint to match original joints and retain the original joint width.
2. Staff recommends new windows have similar light configurations and muntins of similar dimensions to the existing windows.

1920 Sanborn Map and Current Aerial Photo



LANDMARK



SURVEY

Thompson Fall 1977

IDENTIFICATION

Street Address: 734 Locust Avenue
Map and Parcel: 51-73
Census Track & Block: 3-307
Present Owner: Ruth B. Davis
Address: 734 Locust Avenue, City
Present Use: Residence, Single-family
Original Owner: S.A. Eddins
Original Use: Residence

BASE DATA

Historic Name: Eddins-Tilden House
Date/Period: 1901
Style: Victorian
Height to Cornice:
Height in Stories: 1½
Present Zoning: R-2
Land Area (sq.ft.): 13,125
Assessed Value (land + imp.): 34,100

ARCHITECTURAL DESCRIPTION

The Eddins-Tilden House is a typical example of the Victorian Gothic-cottage style as popularized by A.J. Downing in the late nineteenth century. Elements such as the gabled extensions, overhanging eaves with shaped rafter-ends, and turned pendules decorating the gable overhang, are all derivative from the Downingsque style, as is the veranda or porch that wraps around one corner of the house. Basic form of the house is that of a near square with four projecting ells - one to the right side of the facade, one each to the rear of either side, and a large kitchen wing on the rear diagonally opposite the facade extension. The main block is covered with a steep-pitch hip roof (with very short ridge), while extension roofs are gabled, with one plane of gable being an extension of a plane of the main hip slopes. The roof was originally covered with slate, which was replaced with the existing tin by the present owner's father. A later, single-storey bedroom addition abuts the rear next to the kitchen and is covered with a nearly-flat, shed roof. The house has three exterior, gable-end chimneys, one each in the side and rear ells, with a fourth interior side chimney on the Hazel Street side. Construction is brick with American bond. Building height is 1½ storeys with both dormer and gable-end windows lighting the upstairs. Main floor windows are one-over-one-light sash type with segmental-arch lintels. A single-storey veranda or porch stretches across the Locust Avenue facade and along the Hazel Street side to terminate against the gabled extension there. Square posts with chamfered corners support the porch roof.

HISTORICAL DESCRIPTION

When the Locust Grove Investment Company subdivided the Locust Grove property (Plat Co. DB 107-266), Judge John M. White bought not only the main house with some 14 acres, but also in 1895 lots 9 and 10 (Co. DB 104-93). In 1901, White sold the two lots to S.A. Eddins (Co. DB 121-113) who paid \$900 for the lots and then borrowed an additional \$1600 to help finance the house he was building (Co. DB 121-116). A small rectangular stables/carriage house, behind the residence and opening onto Hazel Street, was probably built also at this time, as tax records show no buildings on the site prior to 1901. The next year, August 1902, Eddins sold the house and lot to B.R. Lester (Co. DB 124-17). After an additional transfer (Co. DB 129-100), ownership passed to Nannie T. Tilmans (Co. DB 138-169), who with the exception of a six-year period (1928-34) owned the house until 1946. At that time, the present owner's father, Walker L. Bunch purchased the property from the Tilmans (City DB 125-350). Mrs. Ruth B. Davis inherited the property upon the death of her father in 1964 (City WB 10-168). See also: Co. DB 107-266; City DB 60-388, 83-125, WB 8-8.

GRAPHICS

CONDITIONS

Good

SOURCES

City and County Records





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 CARRIAGEHOUSE RENOVATION Parcel Number 510073000
Project Address/Location 734 LOCUST AVENUE, CHARLOTTESVILLE, VA 22902
Owner Name KATHLEEN FREE Applicant Name BARBARA GEHRUNG

Applicant Information BAR

Address: 2055 FOAL LANE
CHARLOTTESVILLE, VA 22901
Email: BARBARA@GGEPA.US
Phone: (W) 434 262 2392 (H) _____

Signature of Applicant

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

B. Gehrung 7/6/2021
Signature Date

BARBARA GEHRUNG 7/6/2021
Print Name Date

Property Owner Information (if not applicant)

KATHLEEN FREE
Address: 734 LOCUST AVENUE
CHARLOTTESVILLE, VA 22902
Email: kdfree@comcast.net
Phone: (W) 434 295-5758 (H) CELL - 434 989 4301

Property Owner Permission (if not applicant)

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

Kathleen Free 7-6-2021
Signature Date

KATHLEEN FREE 7-6-2021
Print Name Date

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

REMODEL + RENOVATION OF CARRIAGE HOUSE

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

PDF DOCUMENT - DRAFT DRAWINGS -
COMPLETE SET TO BE SUBMITTED 7/16/2021

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised April 2017

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____



734 LOCUST AVE, CIRCA 1950



CARRIAGE HOUSE, CIRCA 1950

PROJECT DESCRIPTION

THE PROPERTY AT 734 LOCUST AVE IS LISTED AS A CONTRIBUTING STRUCTURE TO THE MARTHA JEFFERSON HISTORIC DISTRICT, HOWEVER, NEITHER MAIN RESIDENCE NOR CARRIAGE HOUSE ARE INDIVIDUALLY PROTECTED.

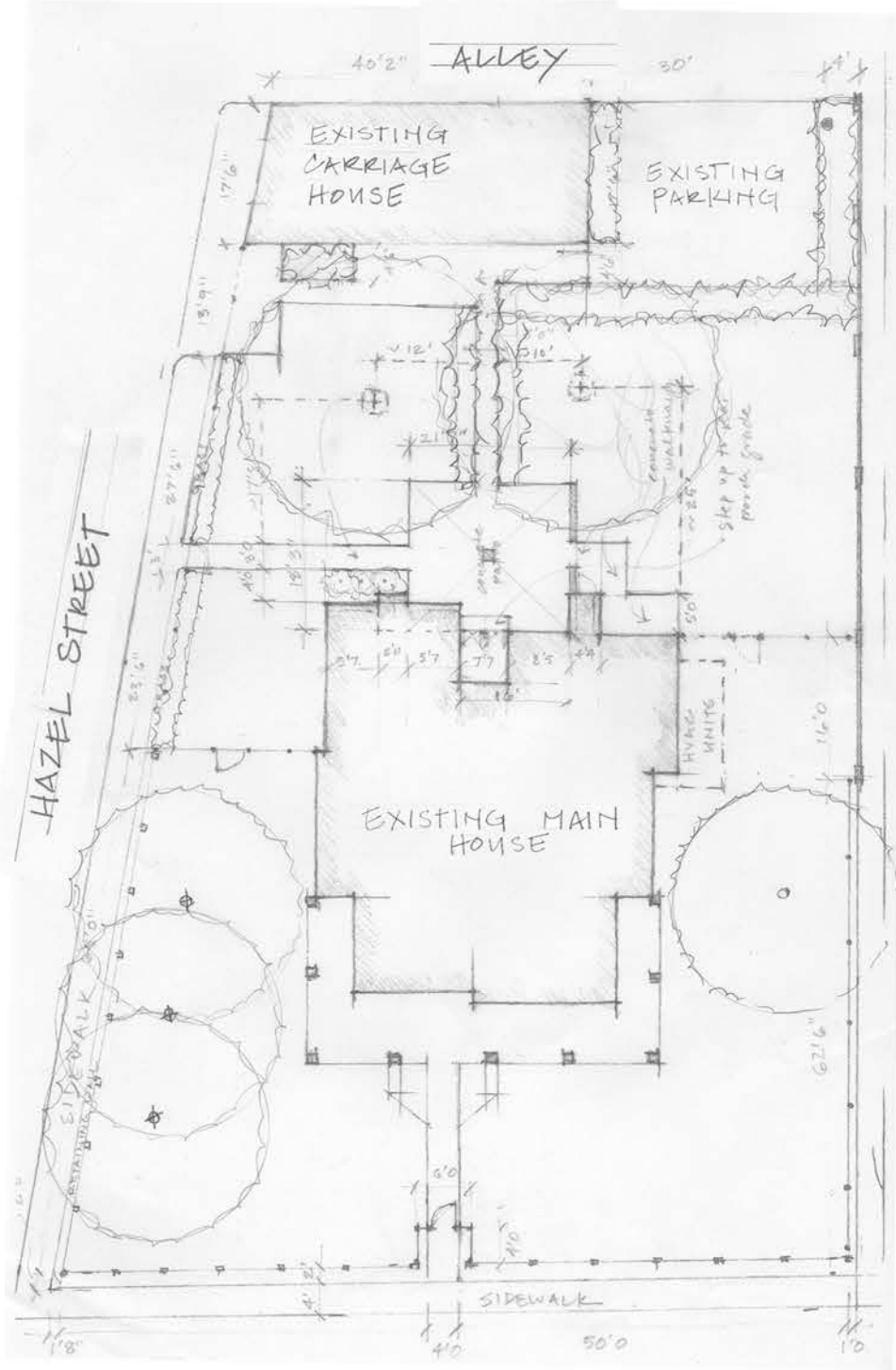
THE CURRENT OWNER, DR. KATHLEE FREE, PURCHASED THE PROPERTY IN 2019 AND RENOVATED THE MAIN HOUSE IN 2020. IT IS HER PRIMARY RESIDENCE.

THE CARRIAGE HOUSE AT 734 LOCUST NEEDS URGENT STRUCTURAL REPAIR AND MAINTENANCE, AFTER YEARS OF NEGLECT. THE OWNER PLANS TO RESTORE THE EXTERIOR OF THE BUILDING AND REMODEL A PORTION OF THE INTERIOR INTO AN ACCESSORY DWELLING UNIT. THE OWNER'S BUILDER AN ARCHITECT WILL SUBMIT A BUILDING PERMIT APPLICATION TO THE CITY OF CHARLOTTESVILLE, ONCE THE BOARD OF ARCHITECTURAL REVIEW APPROVES THE DESIGN FOR THE RENOVATION.

WITH THE RENOVATION THE OWNER AND DESIGN TEAM PLAN TO THOUGHTFULLY REPLACE THE NON-ORIGINAL AND LOW-QUALITY ELEMENTS, AND PRESERVE & ENHANCE THE STRUCTURAL INTEGRITY OF THE BUILDING. ITEMS TO BE REPLACED INCLUDE VINYL WINDOWS, THE VINYL GARAGE DOOR, UTILITY DOORS MADE FROM T1-11 SIDING, AND BROKEN AND NON-ORIGINAL FAÇADE MATERIALS.

IN ADDITION TO HAVING RECENTLY RENOVATED THE MAIN HOUSE AT 734 LOCUST AVE, THE OWNER HAS PREVIOUSLY RENOVATED SEVERAL RESIDENTIAL PROPERTIES WITHIN THE CITY OF CHARLOTTESVILLE. KATHLEEN STRIVES TO PRESERVE AND ELEVATE THE HISTORY OF A BUILDING AND TO INTEGRATE SALVAGED AND ORIGINAL ARCHITECTURAL COMPONENTS, SUCH AS HISTORIC WINDOWS AND DOORS AND RECLAIMED HARDWARE. FOR THIS PROJECT SHE HAS ALREADY PROCURED MATCHING HANDMADE BRICKS AND HISTORIC WINDOWS AND DOORS WHICH ARE IN KEEPING WITH THE PERIOD OF THE ORIGINAL CONSTRUCTION, AND THE CONTEXTUAL SCALE OF THE CARRIAGE HOUSE AND MAIN RESIDENCE.

ALREADY PROCURED MATCHING HANDMADE BRICKS AND HISTORIC WINDOWS AND DOORS WHICH ARE IN KEEPING WITH THE PERIOD OF THE ORIGINAL CONSTRUCTION, AND THE CONTEXTUAL SCALE OF THE CARRIAGE HOUSE AND MAIN RESIDENCE.



SITE PLAN CONTEXT

SHEET	NUMBER	TITLE	INCLUDED BAR APPLICATION 7/7/21	TO BE ADDED TO BAR SUBMISSION 7/16/21	TO BE ADDED TO BUILDING PERMIT APPLICATION	REVISION DATE
A 0.1		COVER SHEET	X			7/16/2021
A 0.2		PAST-PRESENT-FUTURE	X			
A 0.3		SITE CONTEXT		X		
A 0.4		SITE PLAN			X	
A 1.0		EXISTING EXTERIOR CONDITIONS	X			
A 1.1		AS-BUILT FLOOR PLAN FIRST FLOOR			X	
A 1.2		AS-BUILT FLOOR PLAN ATTIC			X	
A 2.0		FLOOR PLAN FIRST FLOOR REMODEL			X	
A 2.1		FLOOR PLAN ATTIC REMODEL			X	
A 2.2		BEFORE-AFTER YARD ELEVATION	X			
A 2.3		YARD (WEST) ELEVATION REMODEL		X		7/16/2021
A 2.4		BEFORE-AFTER NORTH ELEVATION	X			7/16/2021
A 2.5		BEFORE-AFTER SOUTH ELEVATION		X		7/16/2021
A 2.6		GABLE (NORTH & SOUTH) ELEVATIONS REMODEL		X		7/16/2021
A 2.7		ALLEY (NORTH) ELEVATION	X			7/16/2021
A 3.0		SECTIONS			X	
A 3.1		SECTIONS			X	
A 3.2		PERSPECTIVE SECTIONS			X	
A 4.0		WINDOW & DOOR SCHEDULE			X	
S TBD		STRUCTURAL			X	

GENERAL CONTRACTOR

BONCRAFT BUILDERS LLC
705 GRAVES STREET
CHARLOTTESVILLE, VA 22902
434-987-2549

ARCHITECT

GEHRUNG + GRAHAM LLC
energy positive architecture
2055 Foal Lane, Charlottesville, VA 22901 | www.gehrunggraham.com
PHONE: 434-292-2392 EMAIL: torborer@gppa.us

STRUCTURAL ENGINEER

CURRY & ASSOCIATES
120 RIVERBLUFF CIRCLE
CHARLOTTESVILLE, VA 22902
434-361-0180
info@curryandassociates.com

OWNER

DR. KATHLEEN FREE
734 LOCUST AVE,
CHARLOTTESVILLE, VA 22902

PROJECT MANAGER Barbara Gehring barbara@gehrunggraham.com 434-292-2392	DRAWN BY bg	REVIEWED BY CCKK	PAPER SIZE & SCALE REFERENCE to be printed on 11x17
First Submission Date 7/7/2021	Project ID 1917	File Path C:\Users\barbara\Documents\734 Locust Ave\734 Locust Ave - BAR REVIEW SET.dwg	
Revision 1 Date 7/16/2021	Revision 2 Date		

7/16/2021 | BAR REVIEW SET | REV1: additional pages, see index on cover page A0.1, updated numbering, updated text.

PROJECT TITLE

**734 LOCUST AVE,
CHARLOTTESVILLE
CARRIAGE HOUSE
RENOVATION**

SET NAME

BAR REVIEW SET

SHEET TITLE

COVER SHEET

SHEET NUMBER

A 0.1

HISTORY



ACCORDING TO THE HISTORIC SURVEY FROM 1977, THE CARRIAGE HOUSE IN THE REAR OF 734 LOCUST AVENUE WAS LIKELY BUILT AROUND THE SAME TIME AS THE MAIN HOUSE, AFTER 1901.

IN THE PAST IT HAS BEEN USED AS HORSE STABLE AND BARN. A STOVE PIPE HOLE AND RESIDUAL PLASTER IN THE RIGHT HALF OF THE GROUND FLOOR POINT TOWARDS PREVIOUS USE AS SLEEPING QUARTERS.

THE FACADE TOWARDS THE YARD AND LOCUST AVENUE HAD MULTIPLE DOORS AND WINDOWS, PROBABLY TO ACCESS THE HORSE BOXES INSIDE, THE RIGHT PORTION FEATURES A LARGE BRICK OPENING WITH A DOOR FOR A CARRIAGE. THE GABLE END TOWARDS HAZEL ST HAD TWO LARGE DOORS ON THE GROUND LEVEL, AND A HATCH DOOR TO ACCESS THE BARN ATTIC. THE GABLE IS CLAD IN METAL PANELS, WHICH APPEAR IDENTICAL TO THE EXISTING.

THERE IS NO DOCUMENTATION OF THE ORIGINAL CONDITION OF THE REAR GABLE END AND THE FACADE TOWARDS THE ALLEY, HOWEVER, THE EXISTING OPENINGS APPEAR TO BE ORIGINAL.

PRESENT



CURRENTLY THE BUILDING IS USED AS GARAGE AND FOR STORAGE.

THE GROUND LEVEL HAS A VINYL ROLL-UP GARAGE DOOR, WHICH WAS PROBABLY INSTALLED IN THE PAST 20 YEARS. THE HEADER ABOVE SHOWS STRONG DEFLECTION AS IT CONSISTS OF STACKED 2Xs. SIMILARLY, THE STRUCTURE AT THE LARGE BRICK OPENING IN THE MAIN FACADE NEEDS TO BE RETROFITTED AND REPAIRED. WINDOWS AND DOORS APPEAR TO HAVE BEEN RANDOMLY REPLACED, OPENINGS BRICKED-UP AND ALTERED. THE OUTLINE OF PREVIOUS OPENINGS ARE VISIBLE IN THE BRICK WALLS.

FUTURE



AFTER THE RENOVATIONS WILL BE APPROVED AND COMPLETED, THE CARRIAGE HOUSE WILL PARTIALLY SERVE AS ACCESSORY DWELLING UNIT.

EXTERIOR ELEMENTS TO BE REPAIRED AND REMODELED:
REPAIR, REPOINT ALL BRICK, INSERT STRUCTURAL HEADERS AND LINTELS AS NEEDED. REPAINT ALL PAINTED WOOD. PAINT COLOR TBD.

YARD FACADE:

- REPAIR AND REBUILD BRICK AT OPENING, INSERT STRUCTURAL HEADER, STRAIGHTEN AND LIFT ROOF.
- REPLACE VINYL WINDOWS IN YARD FACADE WITH RESTORED, ANTIQUE WOOD CASEMENTS
- REPLACE SLAB DOOR WITH GLAZED PANEL DOOR
- REPLACE T1-11 SIDING AND DOORS WITH BOARD-AND-BATTEN SIDING, ANTIQUE CASEMENT WINDOWS AND FRENCH DOORS

HAZEL STREET FACADE

- REPAIR AND REBUILD BRICK WALL, OPENING, INSERT STRUCTURAL FOOTINGS AND HEADERS, WIDTH TO BE REDUCED)
- REPLACE GARAGE ROLL-GATE WITH paneled and glazed ENTRY DOOR WITH VENTING SIDELIGHTS
- REPLACE BARN DOOR HATCH WITH DOUBLE CASEMENT WINDOWS. OPENING TO BE EXPANDED VERTICALLY.

SIDE YARD FACADE

- REPLACE 1ST FLOOR WINDOW WITH ENTRY DOOR
- REPAIR EXISTING DOUBLE HUNG WINDOW ON 2ND FLOOR OR REPLACE WITH NEW WOOD-ALUMINUM CLAD WINDOW

ALLEY FACADE:

- RESTORE EXISTING WINDOWS AND SCREENS

GENERAL CONTRACTOR
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705 GRAVES STREET
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OWNER
DR. KATHLEEN FREE
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CHARLOTTESVILLE, VA 22902

PROJECT MANAGER Rebecca Galloway rebecca.galloway@curryandassociates.com	DRAWN BY bg	REVIEWED BY CCK	PAPER SIZE & SCALE REFERENCE to be printed on 11x17
Final Submission Date 7/7/2021	Project ID 1917	File Path C:\Users\bgalloway\Documents\734 Locust Ave Carriage House\734 Locust Ave Carriage House.dwg	
Revision 1 Date 7/16/2021	Revision 2 Date		

7/16/2021 BAR REVIEW SET
REV1: additional pages, see index on cover page A0.1, updated numbering, updated text.

PROJECT FILE
**734 LOCUST AVE,
CHARLOTTESVILLE
CARRIAGE HOUSE
RENOVATION**

SET NAME
BAR REVIEW SET

SHEET TITLE
**PROJECT DESCRIPTION
PAST-PRESENT-FUTURE**

SHEET NUMBER
A 0.2



734 LOCUST AVE: PHOTOGRAPH FROM THE 1950s
(SOURCE HISTORIC SURVEY)



FRONT PRE-REMOVAL
(SOURCE GOOGLE)



FRONT POST RENOVATION, SUMMER 2021
(SOURCE: G+G)



VIEW FROM HAZEL ST PHOTOGRAPH FROM THE 1950s
(SOURCE HISTORIC SURVEY)



REAR POST RENOVATION, VIEW FROM HAZEL STREET
(SOURCE: G+G)



REAR POST RENOVATION, VIEW FROM CARRIAGE HOUSE
(SOURCE: G+G)



VIEW FROM LOCUST AVE TO CARRIAGE HOUSE
(SOURCE G+G)



VIEW FROM ALLEY TO HOUSE & CARRIAGE HOUSE
(SOURCE G+G)



VIEW FROM MAIN HOUSE EAST PORCH TO CARRIAGE HOUSE
(SOURCE G+G)

GENERAL CONTRACTOR
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energy positive architecture
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PHONE: 434-252-7250 ext. 101 | barbara@ggps.us

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434-361-0180
info@curryandassociates.com

OWNER
DR. KATHLEEN FREE
734 LOCUST AVE,
CHARLOTTESVILLE, VA 22902

PROJECT MANAGER Barbara Gehring barbara@ggps.us 434-252-7250	DRAWN BY bg	REVIEWED BY MG	PAPER SIZE & SCALE REFERENCE to be printed on 11x17
First Submission Date 7/7/2021	Project ID 1917	File Path C:\Users\kfree\Documents\734 Locust Ave\734 Locust Ave - BAR REVIEW SET.rvt	
Revision 1 Date 7/16/2021	Revision 2 Date		

7/16/2021	BAR REVIEW SET	REV1: additional pages, see index on cover page A0.1, updated numbering, updated text
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PROJECT TITLE
**734 LOCUST AVE,
CHARLOTTESVILLE
CARRIAGE HOUSE
RENOVATION**

SET NAME
BAR REVIEW SET

SHEET TITLE
SITE CONTEXT

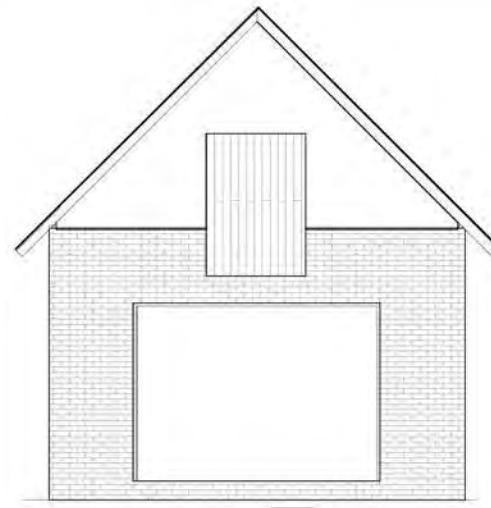
SHEET NUMBER
A 0.3

EXISTING STRUCTURE

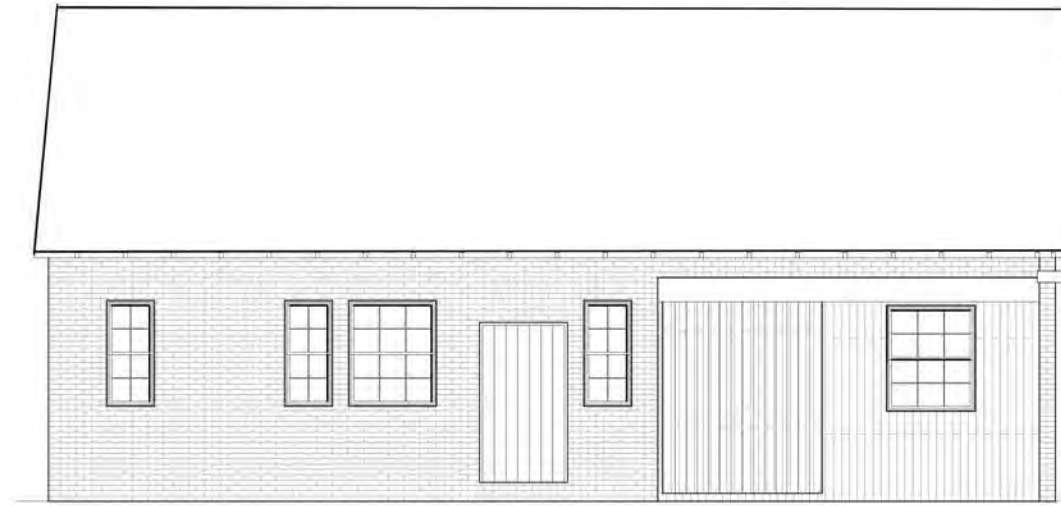
EXTERIOR WALLS 1ST FLOOR: 2-WIDE CLAY BRICK WYTHE ,
 ATTIC: WOOD FRAME OVER 2' BRICK KNEE WALLS
 STEEL TIE AT SOUTH GABLE
 T1-11 PLYWOOD PANEL SIDING (NOT ORIGINAL) AND
 EMBOSSED METAL PANELING
 FOUNDATION: NOT DOCUMENTED
 ROOF: TRUE 2X4, 24" O.C.+/-, RAFTERS
 ORIGINAL STANDING SEAM METAL ROOF, PAINTED,
 PITCH 45DEG, EXPOSED RAFTER TAILS
 DOORS: MIXED, NOT ORIGINAL
 WINDOWS: RANDOM SIZES, MIXTURE OF ORIGINAL
 AND VINYL REPLACEMENT WINDOWS
 SLABS: CONCRETE ON GRADE AND CONCRETE ON
 CLAY BRICK

CONDITION OF BUILDING EXTERIOR:

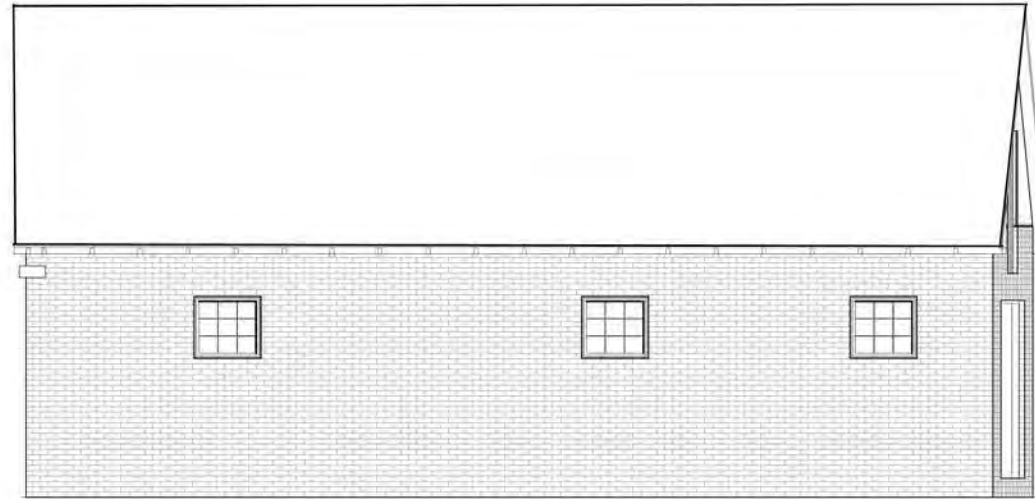
- BRICK STRUCTURE IN NEED OF REPAIR AND REPOINTING, DISLODGED BRICKS AT OPENINGS AND CORNERS,, STRUCTURAL REPAIRS NEEDED
- BROKEN OR INSUFFICIENT LINTELS OR JAMBS
- AUTOMATIC GARAGE DOOR TO HAZEL STREET HAS NO PROPER LINTEL OR HEADER
- EMBOSSED METAL FACADE PANELS AT GABLES IS HEAVILY CORRODED AND FALLING APART
- STANDING SEAM METAL ROOF IS IN GOOD CONDITION, WAS RECENTLY PAINTED BY NEW OWNER
- ROOF IS PARTIALLY BUCKLING BECAUSE OF INSUFFICIENT STRUCTURAL SUPPORT. NEEDS TO BE LOCALLY REINFORCED.



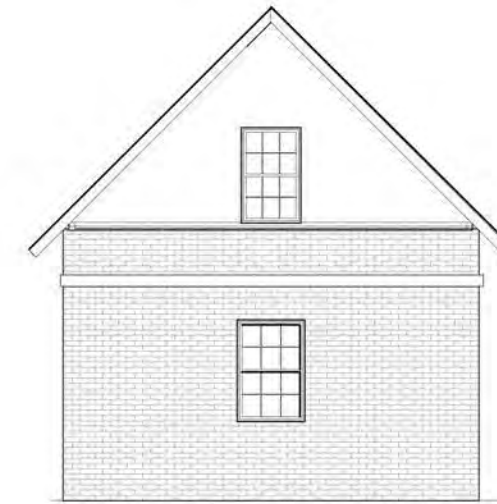
HAZEL ST (NORTH) ELEVATION



BACKYARD (WEST) ELEVATION



ALLEY (EAST) ELEVATION



SIDE YARD (SOUTH) ELEVATION



HAZEL ST (NORTH) FACADE



BACKYARD & HAZEL ST FACADE



SIDE YARD AND ALLEY FACADE

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PROJECT MANAGER Barbara Calvey barcalvey@curryandassociates.com 434-292-0382	DRAWN BY bg	REVIEWED BY CCK	PAPER SIZE & SCALE REFERENCE to be printed on 11x17
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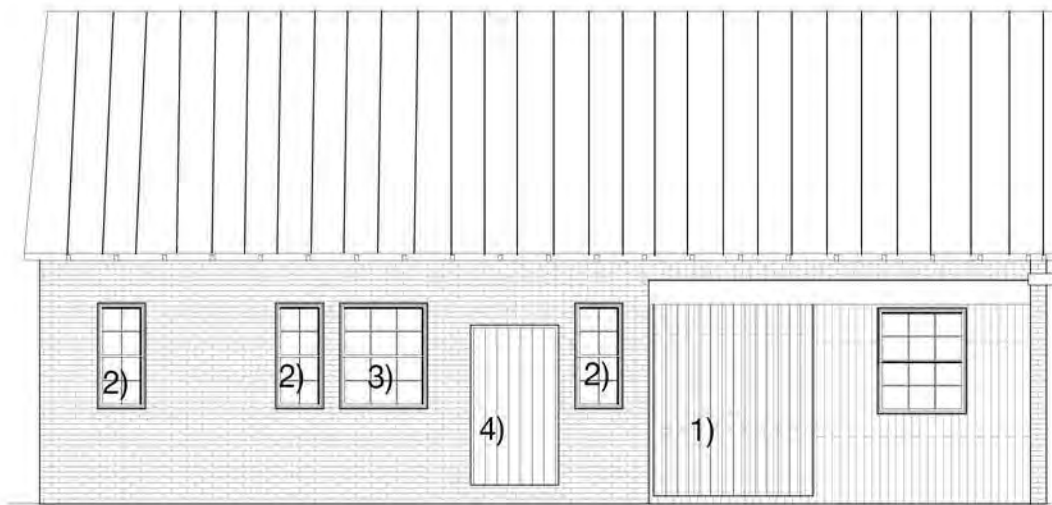
7/16/2021	BAR REVIEW SET	REV1: additional pages, see index on cover page A0.1, updated numbering, updated text.
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PROJECT TITLE
**734 LOCUST AVE,
 CHARLOTTESVILLE
 CARRIAGE HOUSE
 RENOVATION**

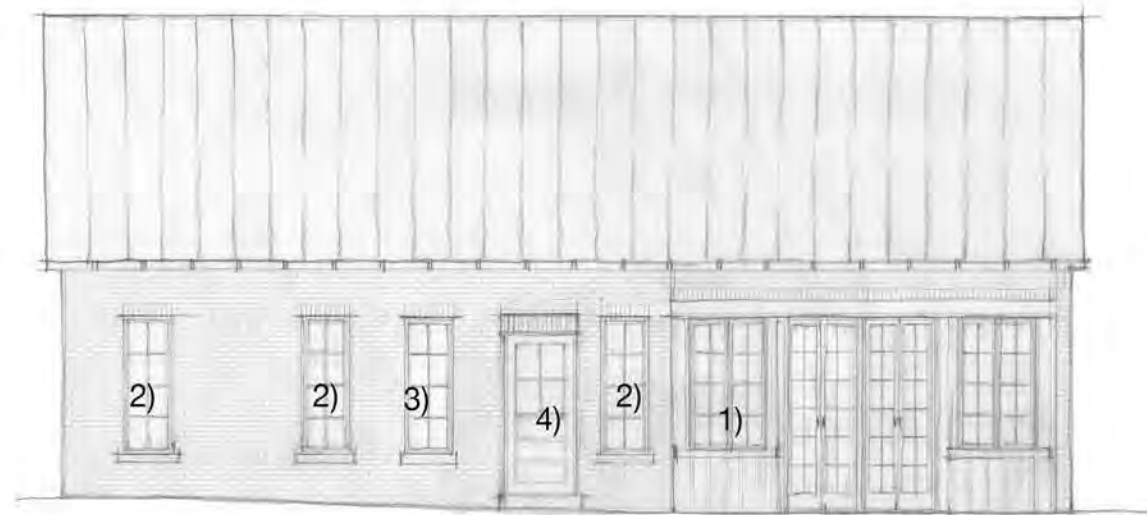
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BAR REVIEW SET

SHEET TITLE
**EXISTING EXTERIOR
 CONDITIONS**

SHEET NUMBER
A 1.0



BACKYARD (WEST) ELEVATION, EXISTING



BACKYARD (WEST) ELEVATION, REMODEL

WORK TO BE PERFORMED

- 1) STRUCTURE OVER WOOD FRAMED EXTERIOR WALL NEEDS TO BE REINFORCED:
 - STEEL HEADER AND INTERIOR POSTS TO BE INSERTED
 - BRICK KNEE WALL TO BE PARTIALLY DEMOLISHED AND SUBSEQUENTLY REBUILT
 - T1-11 SIDING, DOORS AND VINYL WINDOW TO BE REPLACED WITH ANTIQUE, RESTORED CASEMENT WINDOWS & DOORS
- 2) EXISTING HISTORIC WINDOW OPENINGS TO BE REPAIRED
 - INSERT NEW LINTELS/HEADERS, AS NEEDED
 - RETAIN BRICK OPENING WIDTH
 - LOWER SILL HEIGHT
 - REPLACE VINYL WINDOWS WITH RESTORED ANTIQUE CASEMENT WINDOWS
 - REPAIR FALLEN-IN BRICK OPENINGS WITH SOLDIER COURSE, MATCHING TO EXISTING
- 3) REPLACE NON-HISTORIC WINDOW WITH ANTIQUE, RESTORED CASEMENT, IDENTICAL TO WINDOWS OUTLINED IN 2), OPENING SIZE TO BE REDUCED, FILLED IN WITH MATCHING ANTIQUE BRICKS
- 4) REPLACE EXISTING NON-HISTORIC DOOR WITH GLASS PANEL DOOR FOUND ON SITE.
 - OPENING WIDTH TO BE REDUCED. FILLED IN WITH MATCHING ANTIQUE BRICK

NEW WINDOWS TO BE PELLA ARCHITECT SERIES OR SIMILAR, WOOD OR WOOD-CLAD WITH TRUE OR SIMULATED DIVIDED LIGHTS WITH SPACERS..



DOOR 4)



CASEMENTS 1)



CASEMENTS 2) AND DOORS 1)

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7/16/2021	7/16/2021		
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PROJECT TITLE
734 LOCUST AVE, CHARLOTTESVILLE CARRIAGE HOUSE RENOVATION
SET NAME
BAR REVIEW SET
SHEET TITLE
BEFORE-AFTER YARD (WEST) ELEVATION
SHEET NUMBER
A 2.2

GENERAL CONTRACTOR

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PROJECT MANAGER Barbara Gehring barbara@gehrung.com 434-202-2392	DRAWN BY bg	REVIEWED BY CCK	PAPER SIZE & SCALE REFERENCE to be printed on 11x17
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PROJECT TITLE

734 LOCUST AVE,
CHARLOTTESVILLE
CARRIAGE HOUSE
RENOVATION

SET NAME

BAR REVIEW SET

SHEET TITLE

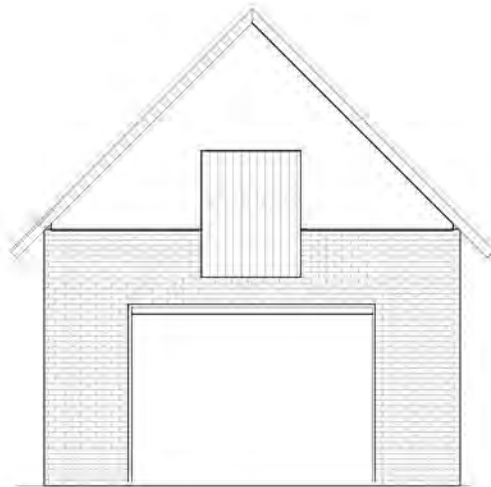
YARD ELEVATION
REMODEL

SHEET NUMBER

A 2.3



YARD (WEST) ELEVATION PROPOSED
SCALE: 1/4" = 1'-0"



HAZEL STREET (NORTH) ELEVATION, EXISTING

HAZEL ST (NORTH)) ELEVATION, REMODEL

WORK TO BE PERFORMED

- 1) REMODEL DOOR OPENING TO HAZEL STREET
 - HEADER NOT STRUCTURALLY SOUND, NEW STRUCTURAL LINTEL TO BE INSERTED
 - BRICK WALL ABOVE NEEDS TO BE PARTIALLY DEMOLISHED AND REBUILT WITH RECLAIMED AND MATCHING ANTIQUE BRICKS
 - VINYL ROLLING GARAGE DOOR TO BE REPLACED WITH FRONT DOOR AND SIDELIGHTS
 - BRICK OPENING WIDTH TO BE REDUCED FROM 10' TO 4' (HISTORIC PHOTOGRAPHS SHOWS 2 DOORS WITH CENTER POST)
 - OPENING HEIGHT TO BE RETAINED

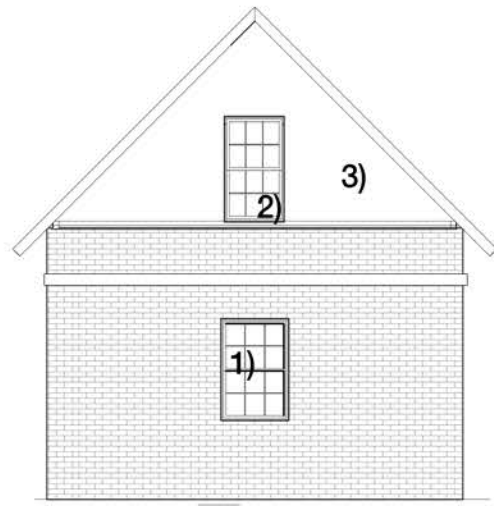
- 2) REPLACE HATCH DOOR WITH CASEMENT WINDOWS
 - OPENING WIDTH TO BE RETAINED, OPENING HEIGHT TO BE ENLARGED TO PROVIDE INCREASED DAYLIGHT IN ATTIC

- 3) CORRODED AND BROKEN STAMPED METAL SIDING TO BE REPLACED WITH BOARD AND BATTEN (WOOD OR FIBER-CEMENT) SIDING

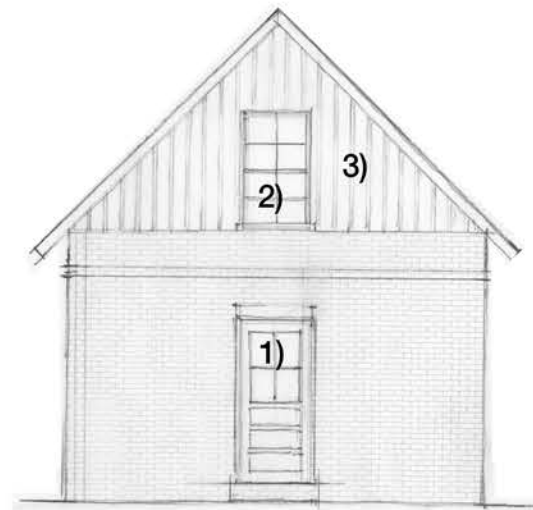


PHOTOGRAPH JELD-WEN WOOD-CLADD FRONT DOOR

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OWNER DR. KATHLEEN FREE 734 LOCUST AVE, CHARLOTTESVILLE, VA 22902			
PROJECT MANAGER Barbara Culberg barbarac@gehrung.com 434-285-2392	DESIGNED BY DG	REVIEWED BY CCB	PAPER SIZE & SCALE REFERENCE to be printed on 11x17
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PROJECT TITLE 734 LOCUST AVE, CHARLOTTESVILLE CARRIAGE HOUSE RENOVATION			
SHEET NAME BAR REVIEW SET			
SHEET TITLE BEFORE AFTER HAZEL ST ELEVATION			
SHEET NUMBER A 2.4			



SIDE YARD (SOUTH) ELEVATION, EXISTING



SIDE YARD (SOUTH) ELEVATION, REMODEL

- 1) REPLACE WINDOW ON GROUND FLOOR WITH DOOR (GLAZED PANEL DOOR OR SIMILAR)
 - HEADER, LINTEL AND BRICK OPENING TO BE REPAIRED
 - OPENING WIDTH TO BE RETAINED
- 2) RESTORE EXISTING 2ND FLOOR DOUBLE HUNG WINDOW, AS POSSIBLE, ALTERNATIVELY, REPLACE WITH WOOD OR WOOD-CLAD WINDOW IN KIND
- 3) BROKEN STAMPED METAL SIDING TO BE REPLACED WITH BOARD AND BATTEN WOOD OR FIBER-CEMENT SIDING

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PROJECT TITLE

**734 LOCUST AVE,
CHARLOTTESVILLE
CARRIAGE HOUSE
RENOVATION**

SET NAME

BAR REVIEW SET

SHEET TITLE

**BEFORE AFTER
SIDE YARD ELEVATION**

SHEET NUMBER

A 2.5

GENERAL CONTRACTOR

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PROJECT MANAGER Barbara Gehring barbara@gehrung.com 434-202-2392	DRAWN BY bg	REVIEWED BY CCKK	PAPER SIZE & SCALE REFERENCE to be printed on 11x17
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PROJECT TITLE

734 LOCUST AVE,
CHARLOTTESVILLE
CARRIAGE HOUSE
RENOVATION

SET NAME

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SHEET TITLE

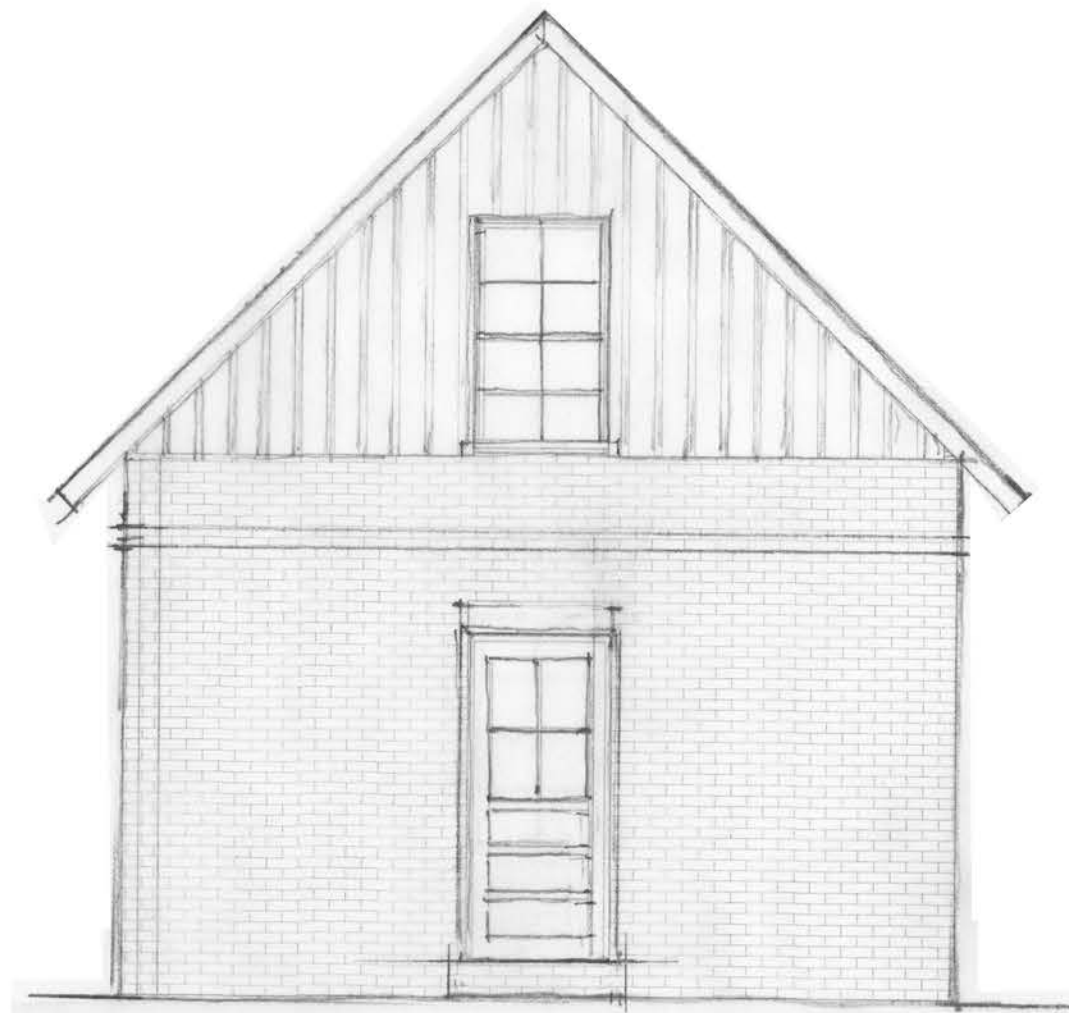
GABLE ELEVATIONS
REMODEL

SHEET NUMBER

A 2.6



HAZEL STREET (NORTH) ELEVATION PROPOSED
SCALE: 1/4" = 1'-0"



SIDE YARD (SOUTH) ELEVATION PROPOSED
SCALE: 1/4" = 1'-0"

GENERAL CONTRACTOR

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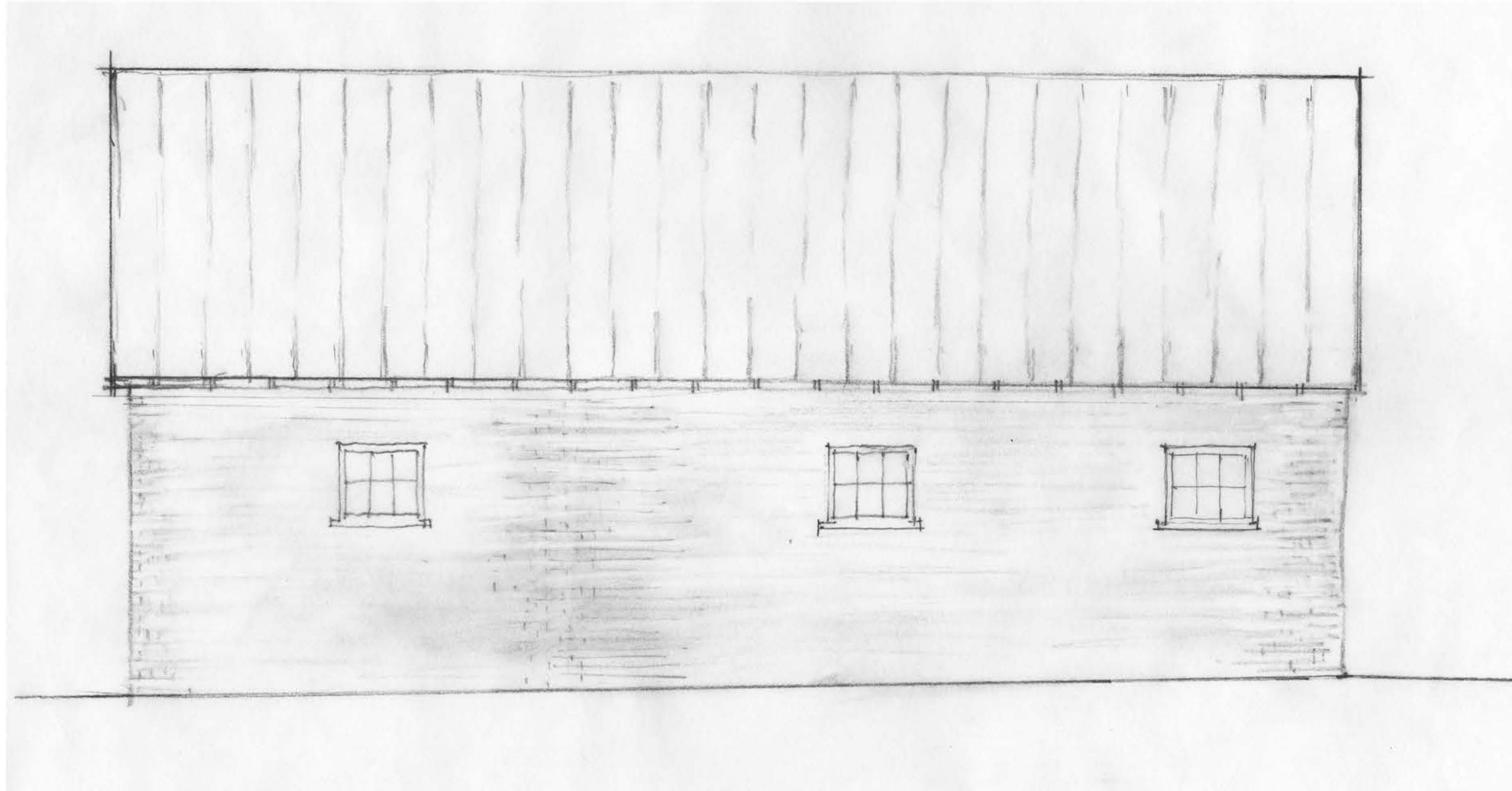
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SHEET TITLE

ALLEY ELEVATION
REMODEL

SHEET NUMBER

A 2.7



ALLEY (EAST) ELEVATION AS-BUILT & PROPOSED
SCALE: 1/4" = 1'-0"

ELEVATION TO REMAIN AS-IS. EXISTING WINDOWS TO BE RESTORED.