

Watkins, Robert

From: Watkins, Robert
Sent: Wednesday, July 21, 2021 8:31 AM
To: Ashley Davies (ashley@riverbenddev.com)
Cc: Werner, Jeffrey B
Subject: July 2021 BAR Decision

Certificate of Appropriateness

BAR 21-07-01
854 Locust Avenue, Tax Parcel 510092000
Martha Jefferson Historic Conservation District
Owner: Kaitlyn and Alan Taylor
Applicant: Ashley Davies
Project: Garage construction

Dear Ashley,

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 City Design Guidelines for Historic Conservation Districts, I move to find that the proposed garage at 854 Locust Avenue satisfies the BAR's criteria and is compatible with this property and other properties in the Martha Jefferson Neighborhood 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

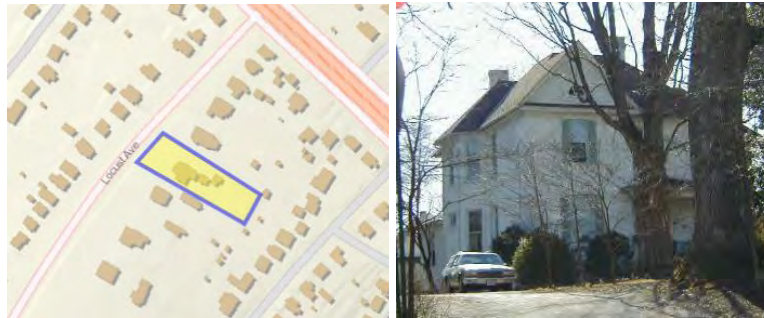
**City of Charlottesville
Board of Architectural Review
Staff Report
July 20, 2021**



Certificate of Appropriateness Application (Historic Conservation District)

BAR 21-07-01

854 Locust Avenue, Tax Parcel 510092000
Martha Jefferson Historic Conservation District
Owner: Kaitlyn and Alan Taylor
Applicant: Ashley Davies
Project: Garage construction



Background

Year Built: 1903
District: Martha Jefferson HC District
Status: Contributing

The property contains an imposing two-story painted-brick dwelling, constructed in 1903 for John S. White, a real estate lawyer. (Historic survey in applicant’s submittal.)

Prior BAR Review

September 2011 - BAR approved demolition of small cinder block addition (c1960) on the guest house, cinder block garage (c1960) attached to the barn, and open frame shed (c1970’s).

August 18, 2020 – BAR approved demolition of the guest house and cinder block garage.

Note: This had been on the June 15, 2021 agenda, but was deferred by the applicant prior to the meeting.

Application

- Applicant submittal: Bracey Designs drawings 854 Locust Avenue, dated June 17, 2021: Site Plan; Plans; Elevations (two sheets); and Renderings.

Request CoA for construction of a two-story, detached garage.

Materials

- Roof: Standing-seam metal. Painted to match the house roof.

- Walls: Brick lower walls (painted to match house) with painted (white) shiplap siding on the upper, shed dormers.
- Windows (West elevation, visible from Locust Ave): Single-lite, casement windows.
- Entry Doors: Full-lite. (Not visible from Locust Ave.)
- Garage Doors: Paneled.
- Light Fixtures:
 - Wall sconces at garage doors. Fixtures not specified.
 - Low wall lights at south elevation: (Not visible from Locust Ave.)
- Balcony and rail: Not specified. (Not visible from Locust Ave.)
- Fence: Wood painted. (Not visible from Locust Ave.)

Discussion and Recommendations

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.

Staff recommends approval. (See comments below under *Pertinent Design Review Guidelines for New Construction and Additions.*)

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Historic Conservation Districts, I move to find that the proposed garage at 854 Locust Avenue satisfies the BAR’s criteria and is compatible with this property and other properties in the Martha Jefferson Neighborhood Historic Conservation District, and that the BAR approves the application [as submitted.]

[...as submitted with the following conditions: ...]

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 New Construction and Additions (Historic Conservation Districts)

Building Location – setback and spacing

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 average spacing between buildings on the same street.

Staff Comment: Garages generally located along the parcel line and either to the side or behind a house are common within the district, especially at the northern end of Locust Avenue; with most listed as contributing structures. The 1920 Sanborn Map indicates a garage located to the rear of this property. (See image and map in the Appendix.)

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 the prevailing average height and width. Exceptions up to 200% of the prevailing height and width may be approved by the BAR when contextually appropriate.
3. An addition needs to be perceived as an addition and therefore should not visually overpower the existing building in scale and design.
4. An accessory building should appear secondary to the main building in scale and design.
5. Larger buildings (commercial or multi-family) otherwise permitted by zoning should be designed and articulated to be compatible with the scale of the majority of adjacent buildings on the same street or block.

Staff Comment: The proposed garage complies with these conditions.

Building Form – roofs and porches

1. Roof forms should reference contributing buildings on the same street or surrounding area. Other roof forms may be approved by the BAR when contextually appropriate.
2. If many of the contributing buildings on the same street have porches, then it is strongly recommended that the design of a new residence includes a porch or similar form of similar width and depth.

Staff Comment: The garage roof material and form are compatible with the HCD.

Building Openings – orientation, doors and windows

1. A single entrance door (or main entrance of 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, which are generally vertically oriented in residential areas.

Staff Comment: The garage is oriented towards the street. The arrangement and style of the doors and windows are compatible with the HCD.

Building Materials and Textures

1. The selection of materials and textures for a new building should relate architecturally to the district, and should be compatible with and complementary to neighboring buildings.
2. Long-lasting, durable and natural materials are preferred, including brick, wood, stucco, and cementitious siding and standing seam metal roofs. Clear glass windows (VLT of 70% or more) are preferred.

Staff Comment: The proposed materials are compatible with the HCD. Per the HCD regs, the replacement of windows and doors does not require a CoA. For additions and the construction of small, auxiliary buildings, it is staff's interpretation that window and door specifications are not required for CoA approval. Relative to the provision for 70% VLT glass, in prior discussion the BAR established that this not be necessary or appropriate for residential projects. (The glass for most residential doors and windows typically has a VLT in the low 60s.) The proposed garage doors are compatible with the HCD, which features an eclectic range of styles and designs.

Building Paint

1. Painting unpainted brick or other masonry is discouraged because it is irreversible and may cause moisture problems.

Staff Comment: Painted brick, siding and trim is compatible with the HCD. Concerns related to the painting of unpainted masonry are primarily due to its irreversibility and potential to damage historic masonry, particularly of brick and mortar construction prior to early part of the 20th century. This garage is new construction and the proposed painting is intended to compliment the painted brick of the existing house.

Site

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

Staff Comment: Not applicable. Proposed fence is behind the primary structure and not visible from Locust Ave. A CoA—and only an administrative CoA--is required only for fences located in the front and/or side yards and between the street and the front of the principle structure. (Ref. 34-346(1) and 34-340(a)(2))

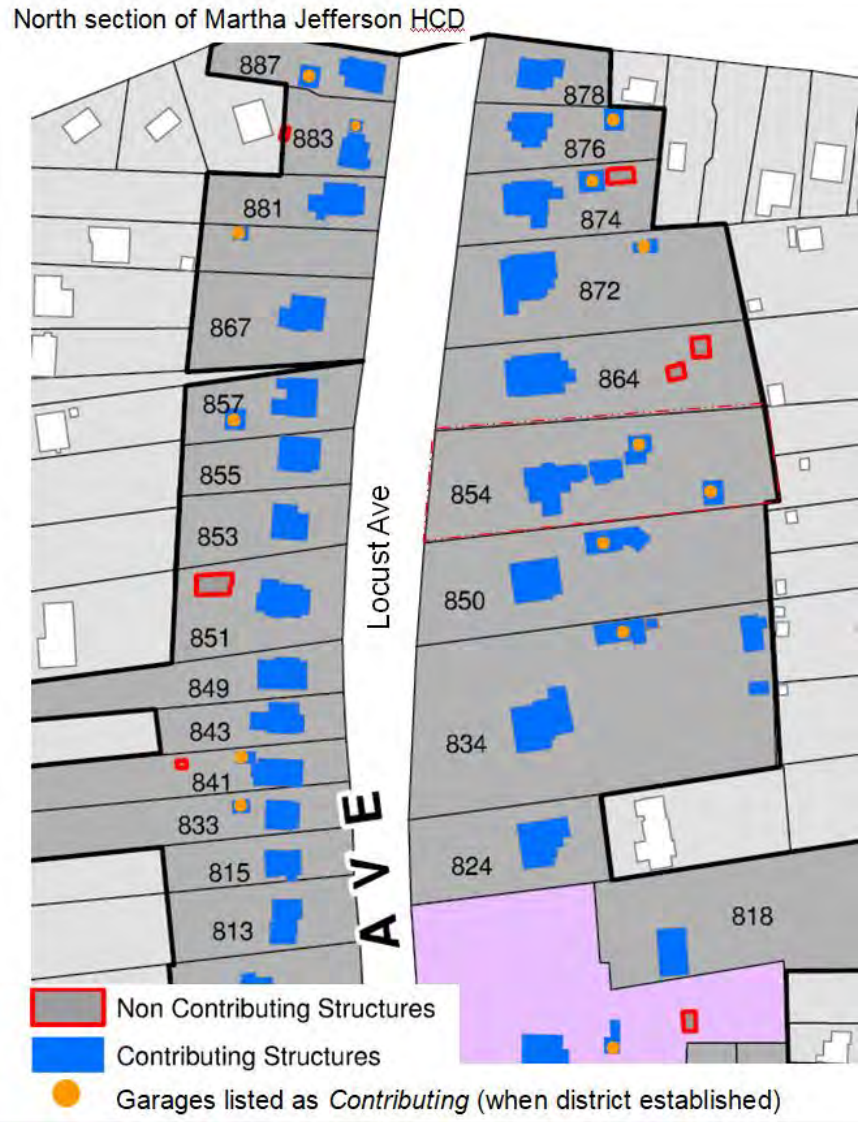
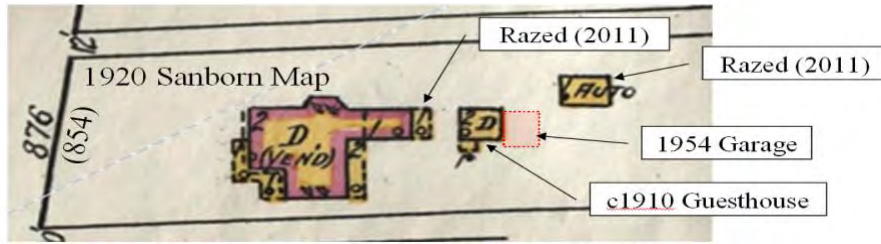
Martha Jefferson Historic Conservation District

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;
 - 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);
 - 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.

Staff Comment: Proposed garage is located in the rear yard and features a standing-seam metal roof.

Appendix



Architectural And Historic Survey



Identification

STREET ADDRESS: 854 Locust Avenue	HISTORIC NAME: John S. White House
MAP & PARCEL: 51-92	DATE / PERIOD: 1903
CENSUS TRACT AND BLOCK: 3-316	STYLE: Victorian
PRESENT ZONING: R-2	HEIGHT (to cornice) OR STORIES: 2 storeys
ORIGINAL OWNER: John S. White	DIMENSIONS AND LAND AREA: 97.35' x 360' avg. (35,046 sq.ft)
ORIGINAL USE: Residence	CONDITION: Good
PRESENT USE: Residence	SURVEYOR: Bibb
PRESENT OWNER: Charles A. Rausch, Jr., & Josephine S. Rausch	DATE OF SURVEY: Spring 1980
ADDRESS: 854 Locust Avenue Charlottesville, Virginia	SOURCES: City/County Records Mr. and Mrs. Charles A. Rausch, Jr.

ARCHITECTURAL DESCRIPTION

This is a large irregularly shaped two-storey house, somewhat altered by the replacement of its two broad verandas with small entrance porches. It is set on a high foundation. Construction is of brick veneer laid in stretcher bond and now painted white. There are projecting side bays front and rear, a large projecting pavillion on the south side, and a one-storey kitchen wing. The high-pitched two-part hip roof has pedimented gables over the two projecting side bays. The roof is covered with standing-seam metal and has Philadelphia gutters, projecting eaves and verges, boxed cornice, and plain frieze. The gables are covered with wooden shingles, and each has a 1-light attic window, the one on the facade semi-circular. There are three interior capped chimneys; another in the kitchen wing has been removed. Windows are double-sash, 1-over-1 light, with wooden sills and green louvered shutters. Those at the second level are slightly shorter. All are rather narrow except those in the projecting bay of the facade. The window above the entrance was replaced with a pair of extremely narrow ones when a bath was added in the second storey hall. There is a shallow semi-octagonal one-storey bay window on the north side. The window in the center plane is short and high with leaded decorative glazing. There is a regular window in each side plane. Originally a wide one-storey veranda extended from the projecting bay on the facade, around the SW corner, and across the front of the south wing. A two-storey veranda covered the rear elevation, and one triple-sash window remains there. Both verandas have been reduced to one-bay entrance porches, and the upper level of the back porch was enclosed as a sleeping porch in the 1920's. Both front and back porches have low-pitched hip roofs covered with standing-seam metal, with boxed cornice, plain frieze, Tuscan columns, and Colonial Revival balustrade. The paired entrance doors have one light over two panels. There is a 2-light rectangular transom. A three-flight open stair rises from the entrance hall in the SW front corner of the house. A small, intricately designed, leaded stained glass window lights the second landing. There is a one-storey rear kitchen wing and a back porch with Eastlake posts and simple balustrade.

Behind the house there is a small, one-storey, 2-bay, single-pile white weatherboarded cottage with steep gable roof covered with composition shingles and a shed-roofed porch. It has a cinderblock addition at each end. It was originally used as servants' quarters.

HISTORICAL DESCRIPTION

John S. White bought this lot in 1903 (ACDB 126-473) and built the house the same year. His family lived there for over 40 years. S. Vernon and Louise G. McCasland bought it from White's estate in 1946 (City DB 127-354). He was a religion professor at the University. In the eight years they lived there, they shortened the two verandas and removed the back stair. J. B. and Sally M. Hopkinson bought the house from the McCaslands in 1954 (DB 176-17). They made the additions to the cottage. The present owners bought the house in 1960 and have now lived there for twenty years. (DB 223-227).

SIGNIFICANCE

This house is an excellent example of the Victorian style and one of the most important in the turn-of-the-century fabric of Locust Avenue.



1920 Sanborn 854 - 1-story porch cont across front of S wing, not around end.
2-story porch cont across rear of S wing; upper bit missing 1929
no bay on N
brick veneer
2-story cottage behind N a 1-story behind it, same 1969
same 1929, 1969 - owner can prove porch is wrong on 1969 map.



**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	Garage Construction	Parcel Number	510092000
Project Address/Location	854 Locust Avenue		
Owner Name	Alan & Bryant Taylor	Applicant Name	Ashley Davies

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 3/26/2021
Signature Date
Ashley Davies 3/26/2021
Print Name Date

Property Owner Permission (if not applicant)

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

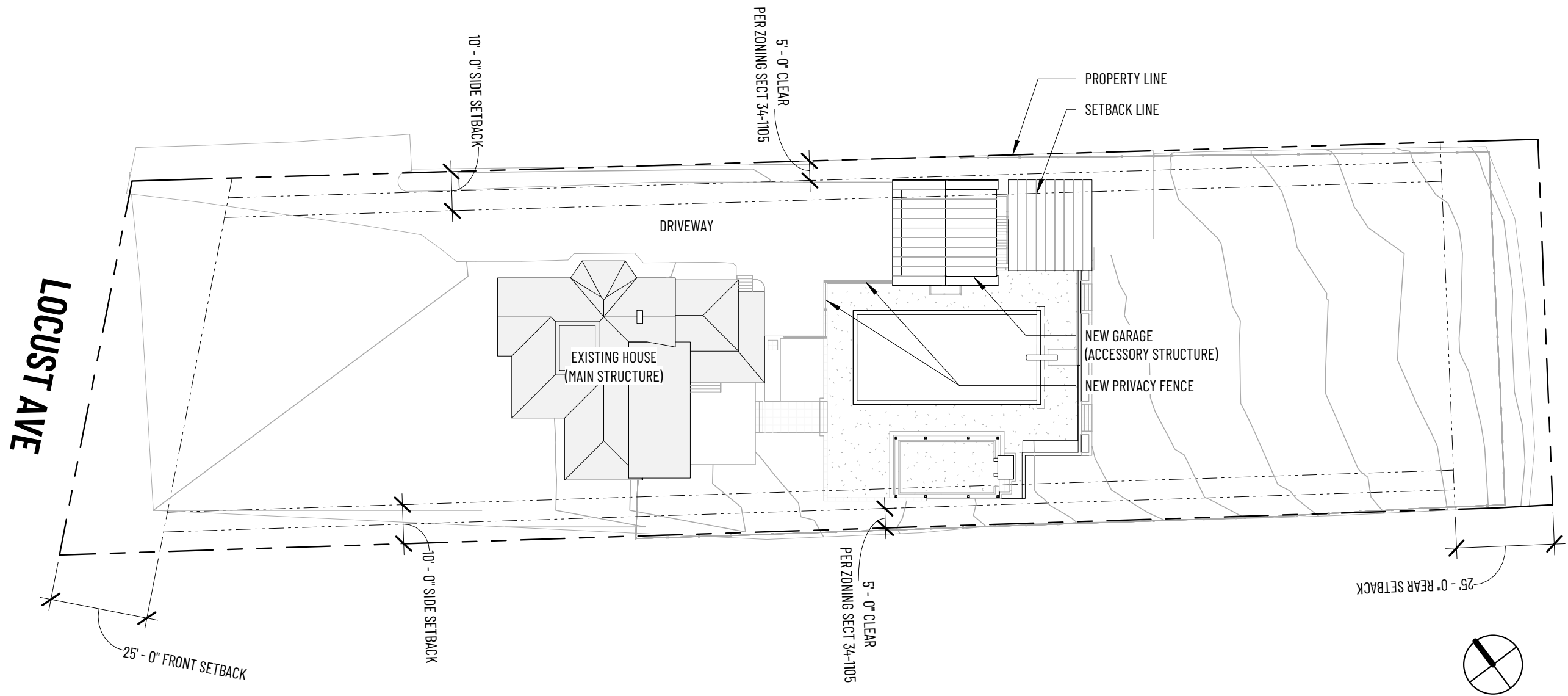
Alan Taylor 3/26/21
Signature Date
Alan Taylor 3/26/2021
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): See attached narrative
Garage- new construction

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

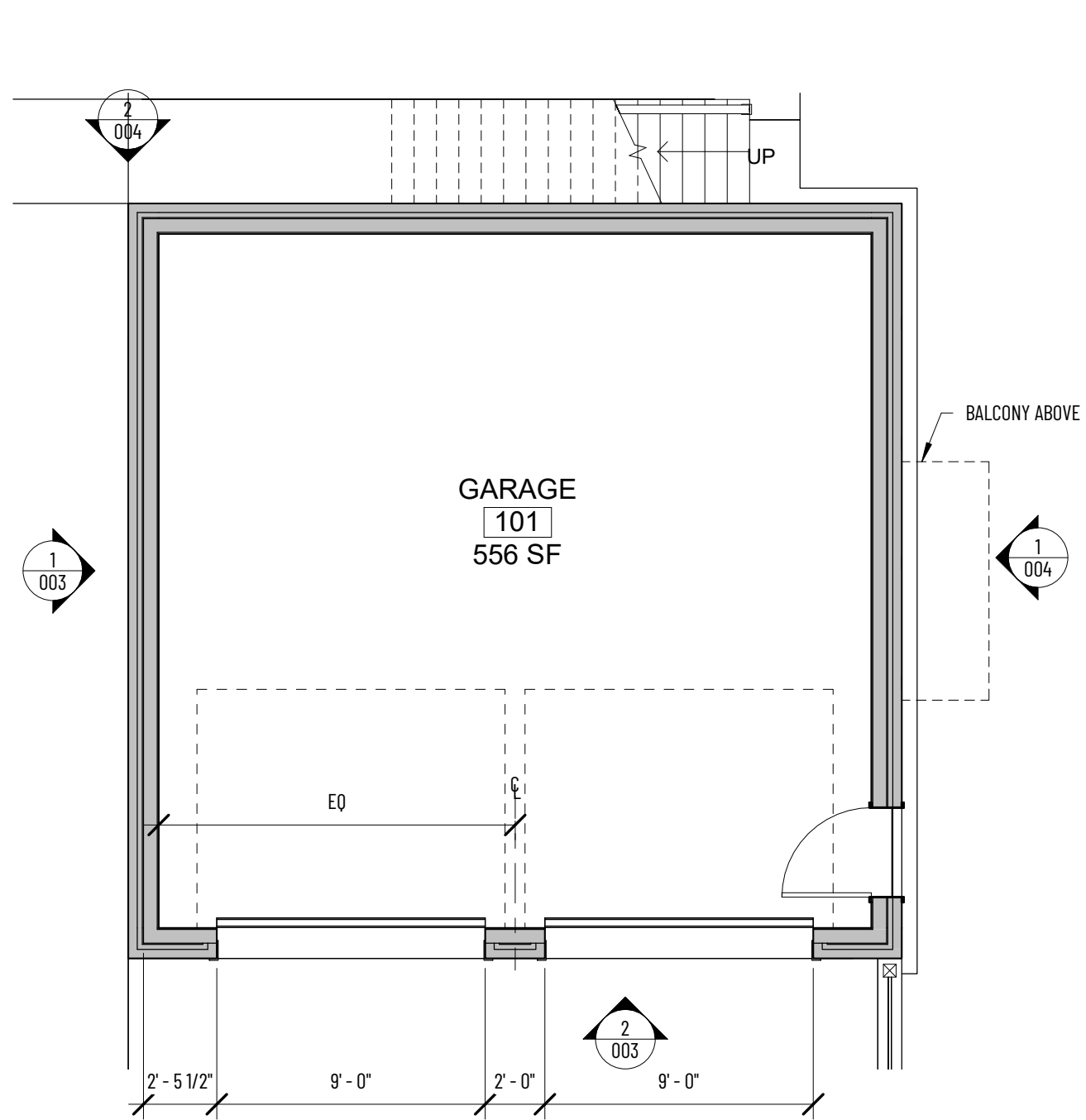
BAR Packets

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



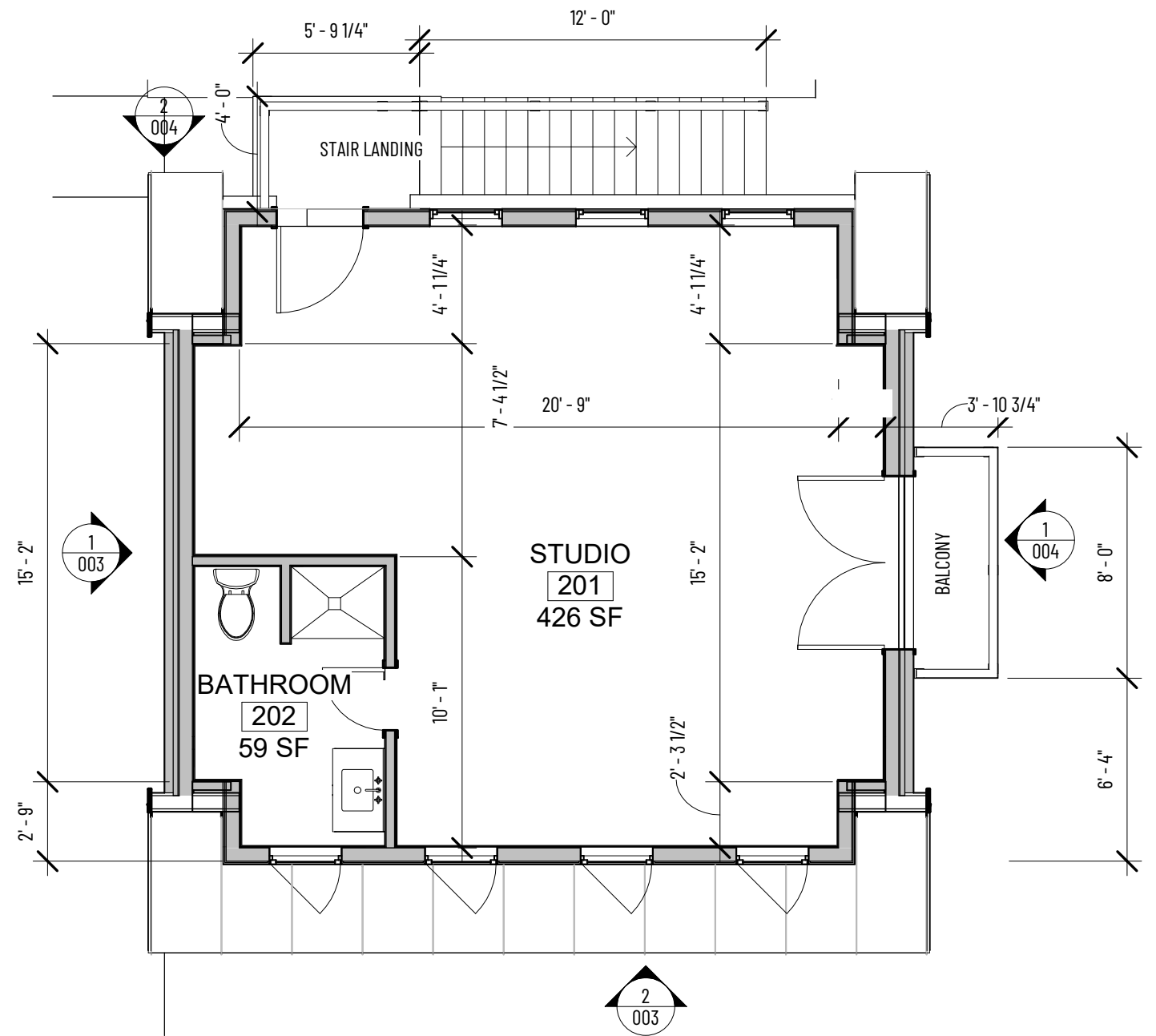
854 LOCUST AVE - Site Plan

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1 Garage - Level 01

3/16" = 1'-0"



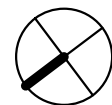
2 Garage - Level 02

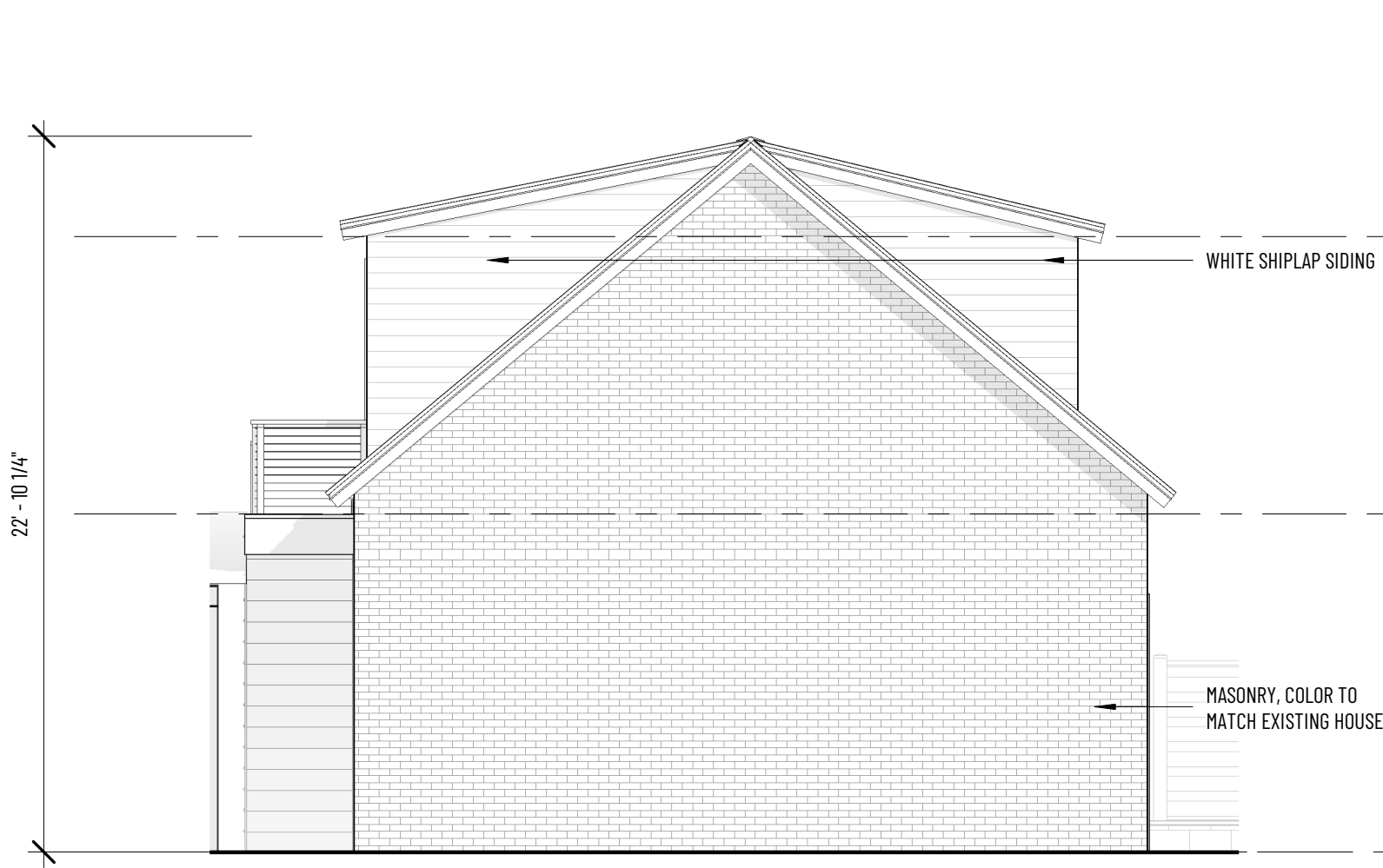
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854 LOCUST AVE - Plans

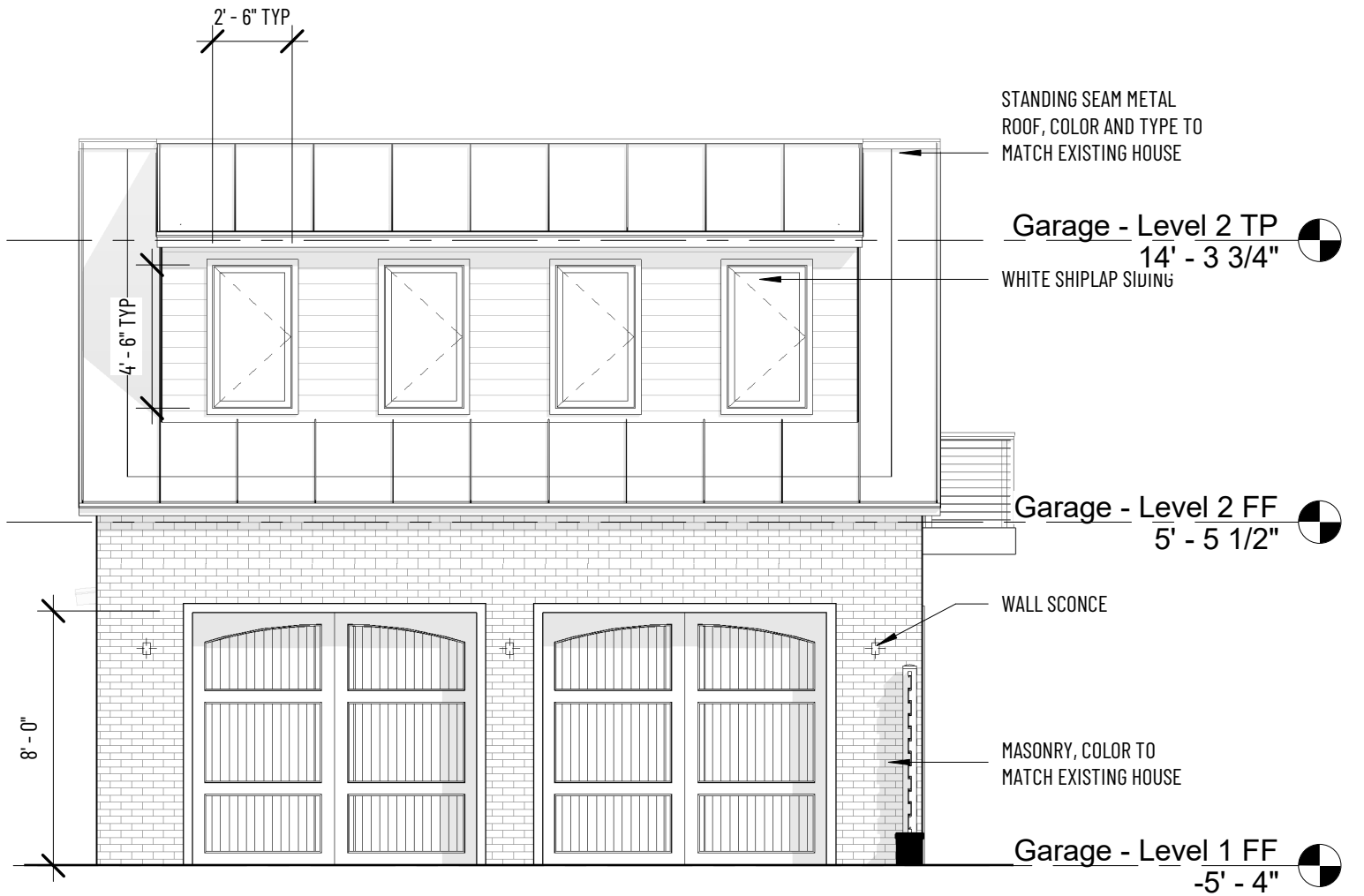
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1 Elev - Garage - Left

3/16" = 1'-0"



2 Elev - Garage - Front

3/16" = 1'-0"



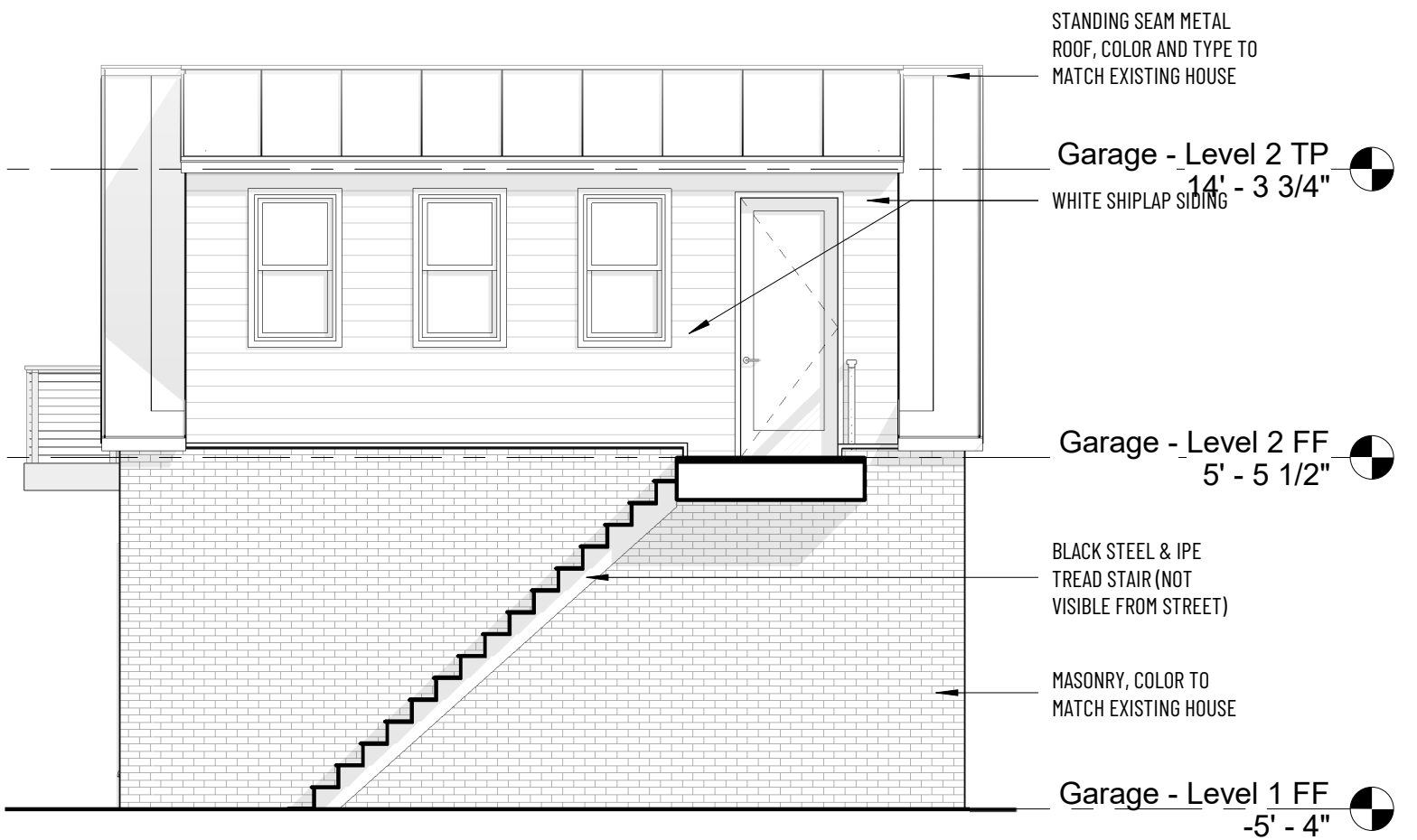
854 LOCUST AVE - Elevations

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1 Elev - Garage - Right

3/16" = 1'-0"



2 Elev - Garage - Rear

3/16" = 1'-0"



BRACEY
DESIGNS

854 LOCUST AVE - Elevations

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EXISTING HOUSE



854 LOCUST AVE - Renderings

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