

Watkins, Robert

From: Watkins, Robert
Sent: Thursday, November 18, 2021 1:04 PM
To: Liz@LizSloan-Architect; anthonylazaro@gmail.com; emilylazaro@gmail.com
Cc: Werner, Jeffrey B
Subject: November 2021 BAR Decision

Certificate of Appropriateness

BAR 21-11-05
1804 Chesapeake Street, Tax Map Parcel 55A141000
Woolen Mills HC District
Owner/Applicant: Emily and Anthony Lazaro
Project: Construct rear addition

Dear Emily, Anthony and Liz,

The Charlottesville Board of Architectural Review reviewed the above-referenced project on Tuesday. They approved a Certificate of Appropriateness for your project at 1804 Chesapeake Street with the consent agenda. Please find the motion to approve the consent agenda below, along with the motion for approval from the staff report:

Breck Gastinger asks to remove 106 Oakhurst Circle from the consent agenda and moves to approve the remaining items.

James Zehmer seconds motion. Motion approved (7-0).

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 addition at 1804 Chesapeake Street satisfies the BAR's criteria and is compatible with this property and other properties in the Rugby Road 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
November 16, 2021**



Certificate of Appropriateness (HC District)

BAR 21-11-05

1804 Chesapeake Street, Tax Map Parcel 55A141000

Woolen Mills HC District

Owner/Applicant: Emily and Anthony Lazaro

Project: Construct rear addition



Background

Year Built: 1906

District: Woolen Mills Historic Conservation District

Status: Contributing

From the NRHP listing: Victorian, Folk. Two-story, three-bay single pile house with Victorian vernacular details is covered by an asphalt shingle, side-gabled roof. The frame house is clad in weatherboard with 2/2 double-hung windows in the façade's two side bays. The house has a full width front porch supported by four freestanding and two engaged turned posts with knee braces and covered by a standing-seam metal shed roof. An exterior, brick chimney is located on the west elevation. There is a single story addition to the rear.

Prior BAR Review

- October 19, 2021 - Preliminary discussion of proposed addition.

Application

- Submittal: Elizabeth Sloan, Architect, project narrative (dated Oct. 18, 2021) and drawings *Addition to the Lazarro Residence* (dated Oct. 26, 2021): Sheets A100, A101, A102, A103, A200, A201, A300, and 301.

Request CoA for addition to the existing dwelling.

Discussion and Recommendations

Staff recommends approval as a Consent Agenda item.

The proposed addition is entirely to the rear of the existing structure. The new roofline will extend above that of the 1906 house, though not to a height that it will be visible from the street. The west side

of the addition will extend only slightly (1'– 9 1/2") beyond the west side of the 1906 house and existing addition.

Additional staff comments also inserted below, under HC District Design Guidelines for New Construction and Additions.

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.

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 addition at 1804 Chesapeake Street satisfies the BAR's criteria and is compatible with this property and other properties in the Rugby Road 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 Historic Conservation Districts, I move to find that the proposed addition at 1804 Chesapeake Street does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Rugby Road 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 - 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 - 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.

HC District Design Guidelines for New Construction and Additions

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.

Comment: This property lies at the NE corner of the district, with few structures nearby. The proposed addition extends the footprint of an existing addition and will not significantly alter the existing side yard spacing.



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.

Comment: (See comment above.)

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.

Comment: Generally consistent with the district and the existing house.

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.

Comment: Consistent with the existing house; however, these will not be visible from Chesapeake Street.

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.

Comment: Siding: cedar shakes, stained to match the house. Roof: GAF fiberglass/asphalt shingles on residence; standing-seam metal on porch.

Building Paint

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

Comment: n/a

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.

Comment: n/a

Woolen Mills Village 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. Maintain neighborhood massing and form; encourage the use of sustainable materials
8. Encourage existing site features (wrought iron fencing, stone walls, shared streets)
9. Encourage good stewardship of Riverview Cemetery.

Appendix

Sec. 34-340. - Actions requiring certificate of appropriateness; exemptions; penalties.

- a) A certificate of appropriateness (COA) must be approved in accordance with this division, prior to the commencement of construction, erection, alteration, or demolition of certain buildings, structures or improvements, as follows:
 1. All new buildings and structures require a COA if they require a building permit, and unless they are concealed by the principal structure from all abutting streets.
 2. All new fences and walls that abut a street, or which are located in a side yard between a street and the front of the principal structure on a lot, require a COA.
- b) The following proposed additions to existing buildings or structures require a COA:
 1. Additions located wholly or partially to the side or front of the principal structure on a lot; or
 2. Additions located on a lot that abuts a street on the side or rear; or
 3. Additions that are equal to or greater than fifty (50) percent of the total gross floor area of the existing building; or
 4. Additions located to the rear that exceed the height or width of the existing building or structure.

Sec. 34-346. - Administrative review.

- a) The director of neighborhood development services may review, and may approve or deny, or may refer to the full BAR for review and approval, the following types of applications for certificates of appropriateness:
 1. Fences;
 2. Applications that have previously been reviewed by the BAR, if the BAR has authorized final review by the director;
 3. Applications for minor accessory buildings or additions, after consultation with the chair of the BAR.



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

five (5)

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	<u>Addition to Lazaro Residence</u>	Parcel Number	<u>55A_141</u>
Project Address/Location	<u>1804 Chesapeake Street, Charlottesville, Virginia 22902</u>		
Owner Name	<u>Anthony and Emily Lazaro</u>	Applicant Name	<u>Elisabeth Sloan, Architect</u>

Applicant Information

Address: 2024 Minor Road
Charlottesville, Virginia 22903-1720
Email: liz@lizsloan-architect.com
Phone: (W) 434-989-3686 (H) 434-296-6624

Signature of Applicant

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

Elisabeth Sloan 10/25/2021
Signature Date

Elisabeth Sloan, Architect October 25, 2021
Print Name Date

Property Owner Information (if not applicant)

Address: 1804 Chesapeake Street
Charlottesville, Virginia 22902
Email: anthonylazaro@gmail.com emilylazaro@gmail.com
Phone: (W) _____ (H) 703-477-6734 mobile

Property Owner Permission (if not applicant)

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

Anthony Lazaro 10/25/21
Signature Date

Anthony Lazaro October 25, 2021
Print Name Date

Emily Lazaro October 28, 2021

Description of Proposed Work (attach separate narrative if necessary): Two story addition to the existing house with a second story "bridge" to a new Master Bedroom suite, with a bedroom, bath and closets. The first floor will be a new great room with stairs to a basement family room and full bathroom. The west side of the addition will project about a 2' beyond the existing house, but is well within the side yard set backs. Additionally, there will be a one story porch along the east side of the new addition with a shed roof.
List All Attachments (see reverse side for submittal requirements): _____

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



Elisabeth Sloan, Architect

**Anthony and Emily Lazaro
Proposed Addition
1804 Chesapeake Street
Charlottesville, Virginia 22902**

The owners would like to add a two-story addition with a walk out basement to the rear of the existing house. The existing house is a two-stories tall and one room deep, with a one-story addition to the rear. The City Assessor's records indicate that this house was built in 1900. It is a simple vernacular structure with a gable roof parallel to the street, two rooms wide and one room deep, with a center staircase. The front façade has a one-story front porch with Victorian style columns. The current house is 1447 square feet. The total proposed addition is 1067 square feet, which brings the completed project of 2514 square feet, a size in keeping with the neighbors.

As you can see the house immediately to the east is very modern in design. The house to the west is a very modest 1880s one-story cottage with an accessory shed located to the west, near the street's edge.



**1804 Chesapeake Street
(Owners' House)**



1800 Chesapeake Street (Contiguous)

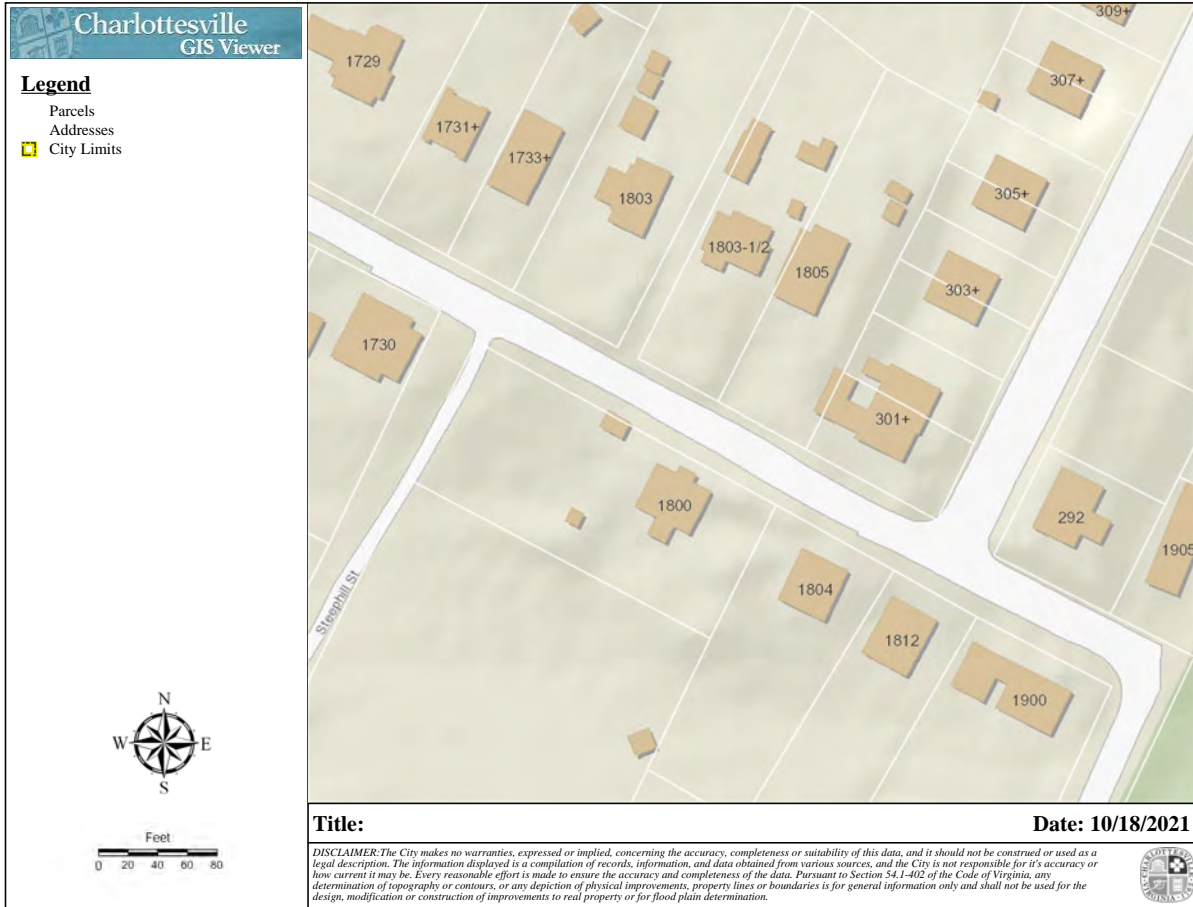


1800 Shed at street (further west)

2024 MINOR ROAD
CHARLOTTESVILLE, VIRGINIA
222903
434/989-3686
LIZSLOAN-ARCHITECT.COM



Elisabeth Sloan, Architect



Area Map of Chesapeake Street



1803 Chesapeake Street



1803 1/2 Chesapeake Street

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 VIRGINIA 222903
 434/989-3686
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1805 Chesapeake Street



301 Riverside Avenue (Across the street)



292 Riverside Avenue



1905 Chesapeake Street



1900 Chesapeake Street



1812 Chesapeake Street (Contiguous)



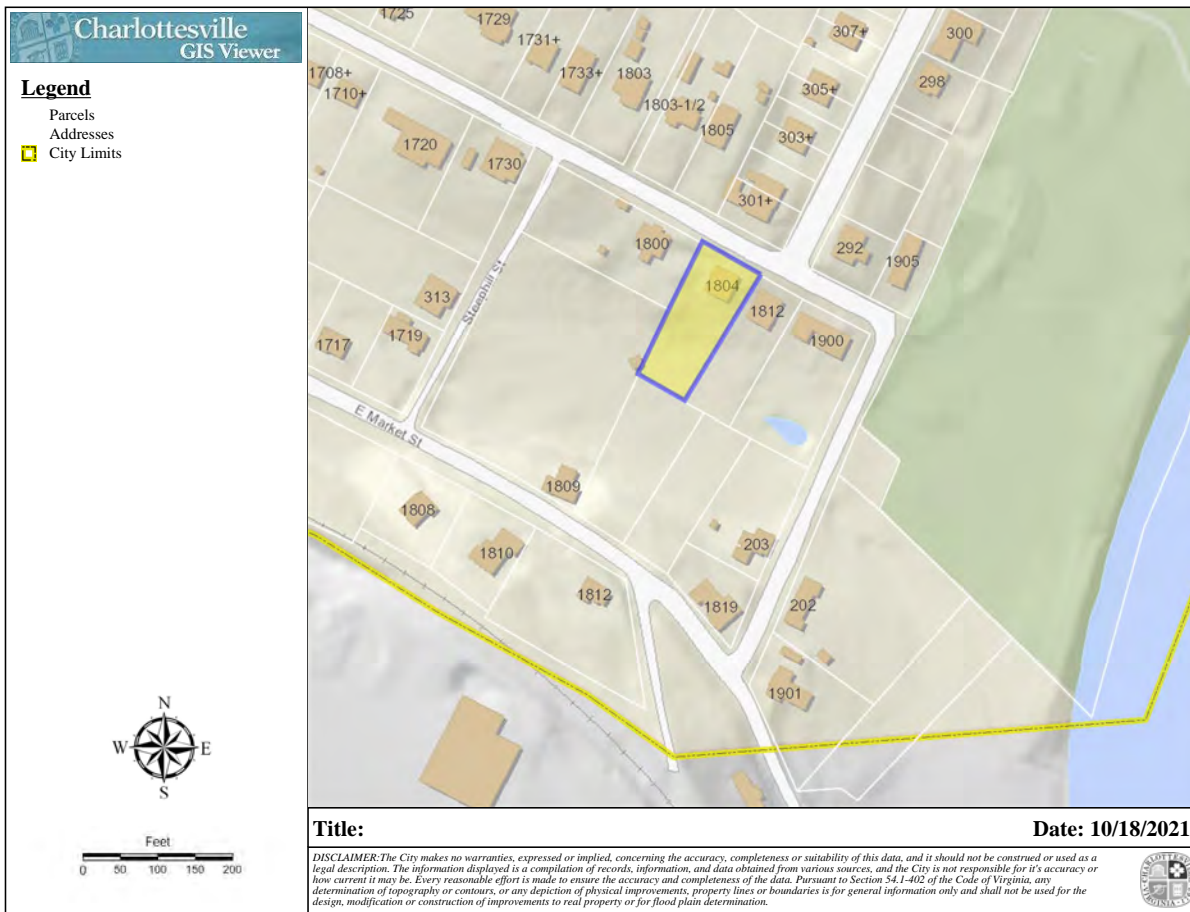
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1800 Market Street (Contiguous)



1819 Market Street Woolen Mills Chapel (Contiguous Adjacent Lot to west)



Map of Contiguous Properties

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VIRGINIA 222903
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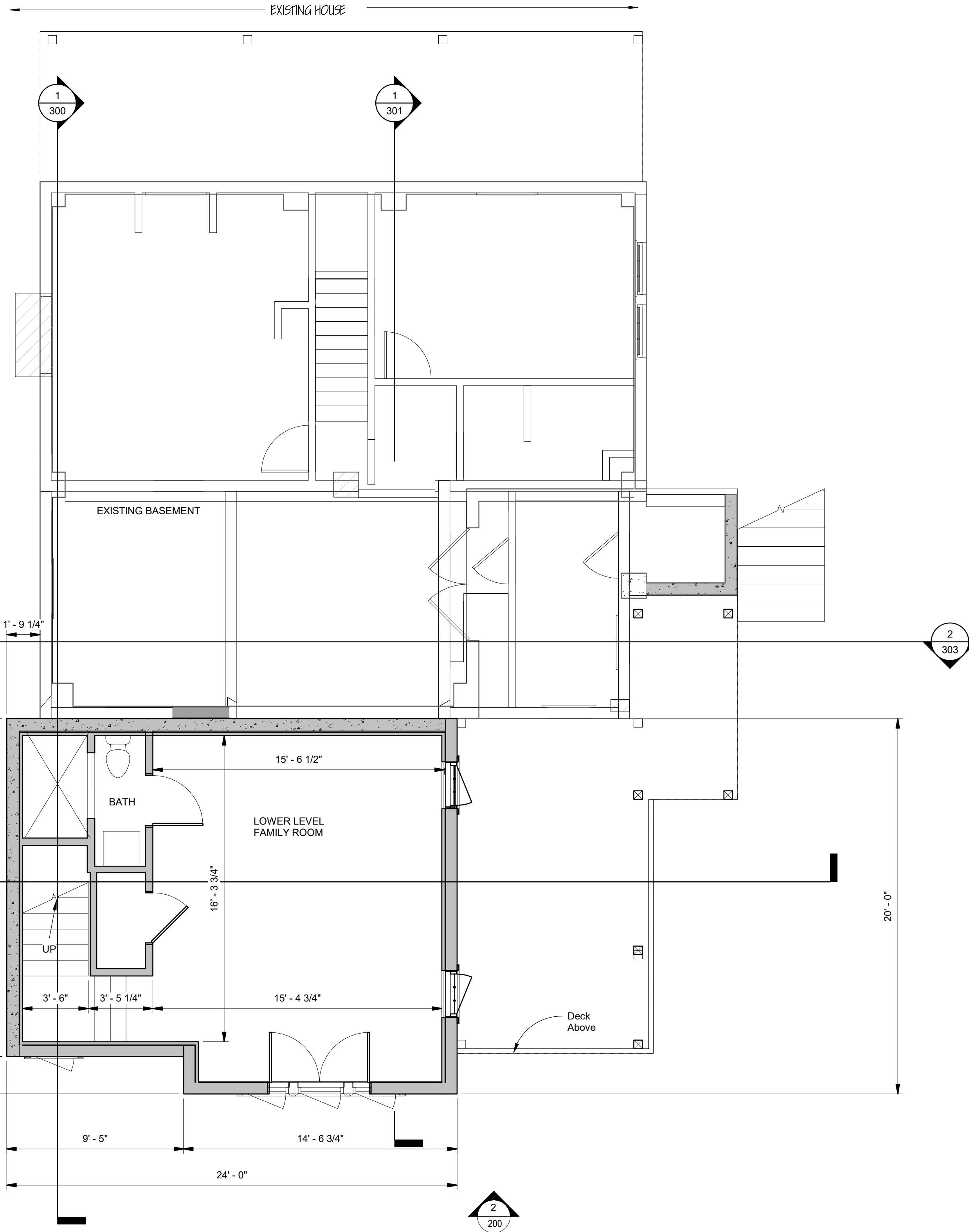
Elisabeth Sloan, Architect

The owners' intention is to add on to their home in a style that respects the scale, style, and details of the original farm house. Additionally, they have thoughtfully placed the addition to accommodate an existing rear yard Hackberry tree and their neighbor's adjacent mature tree. The addition will be clad in cedar shingle or some other siding of a different proportion and scale to the existing lapped wood siding, which has a 6-inch reveal. The hipped roof of the addition is similar in slope, but a different type of roof which is less pronounced than the gabled roof of the original house.

The contiguous neighbors are 1812 Chesapeake to the east, 1800 Chesapeake to the west, to the west side is 1809 East Market Street and to the rear is 1819 East Market Street, which is owned by the Woolen Mills Chapel Foundation and is currently an empty lot. As you can see from the above photos that this is a very architecturally diverse area with regards to style and time of construction. This home is located on the north east edge of the Woolen Mills Historic District. We believe that the proposed addition meets the design guidelines.

Prepared by Elisabeth Sloan, Architect
October 18, 2021

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1 BASEMENT PLAN - SCHEMATIC
1/4" = 1'-0"

DESIGN PHASE

DESIGN ISSUE DATE

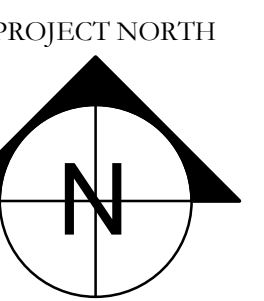

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 434/9238288 liz@elsloan-architect.com
 2024 MINOR ROAD | CHARLOTTESVILLE, VIRGINIA 22903
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BASEMENT FLOOR - SCHEMATIC

ADDITION TO THE
 LAZARO RESIDENCE
 1804 CHESAPEAKE STREET
 CHARLOTTESVILLE, VIRGINIA 22902

Revisions		
No.	Date	Description

Job Number: Project Number
 Drawn: LS
 Scale: 1/4" = 1'-0"
 Date: 10/26/21



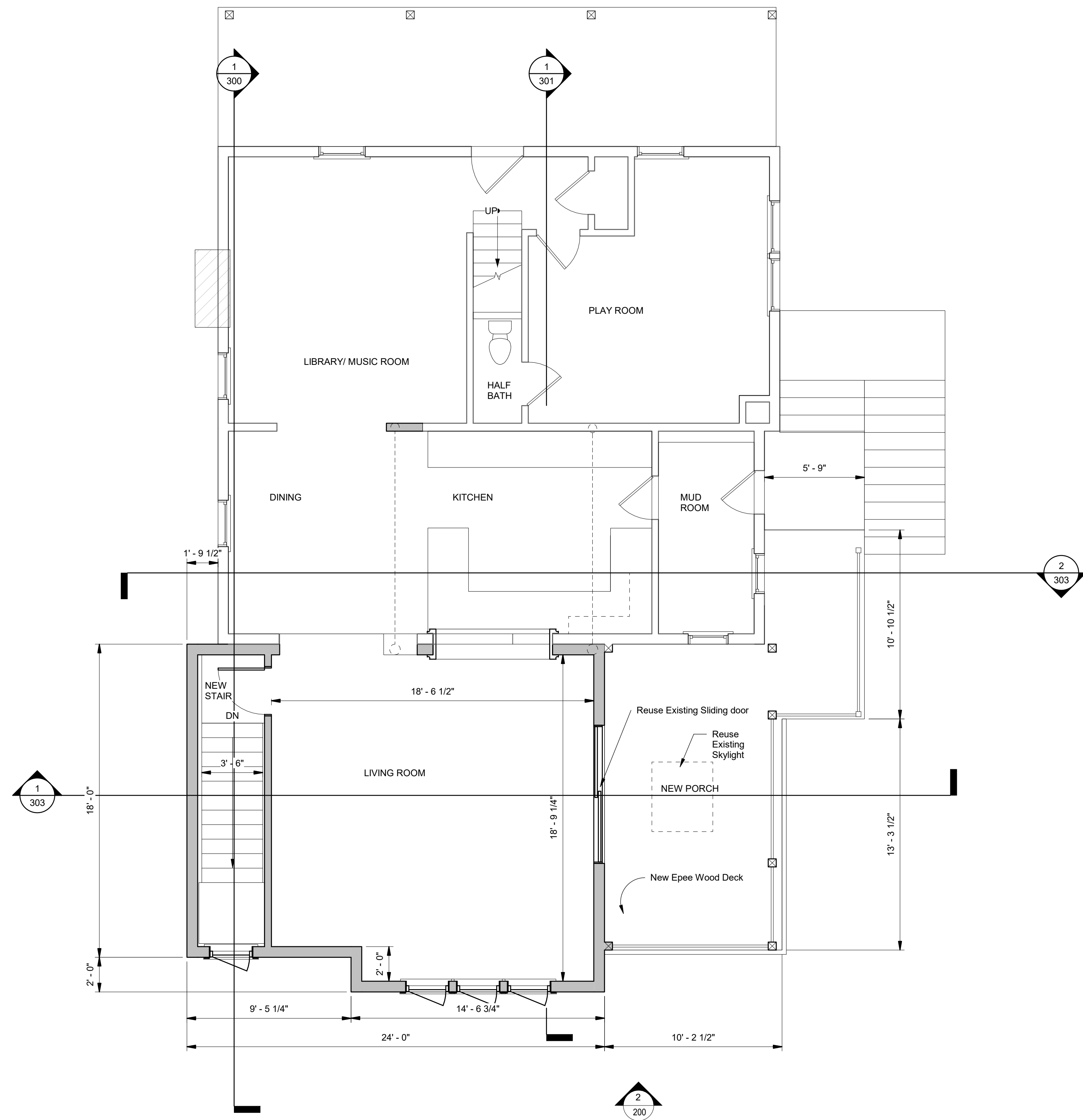
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① FIRST FLOOR PLAN - SCHEMATIC
1/4" = 1'-0"

DESIGN PHASE

DESIGN ISSUE DATE



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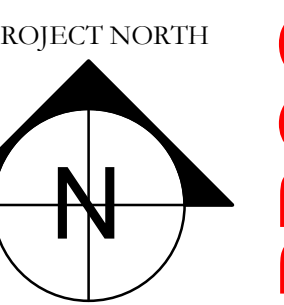
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FIRST FLOOR - SCHEMATIC

ADDITION TO THE
 LAZARO RESIDENCE
 1804 CHESAPEAKE STREET
 CHARLOTTESVILLE, VIRGINIA 22902

Revisions		
No.	Date	Description

Job Number: Project Number
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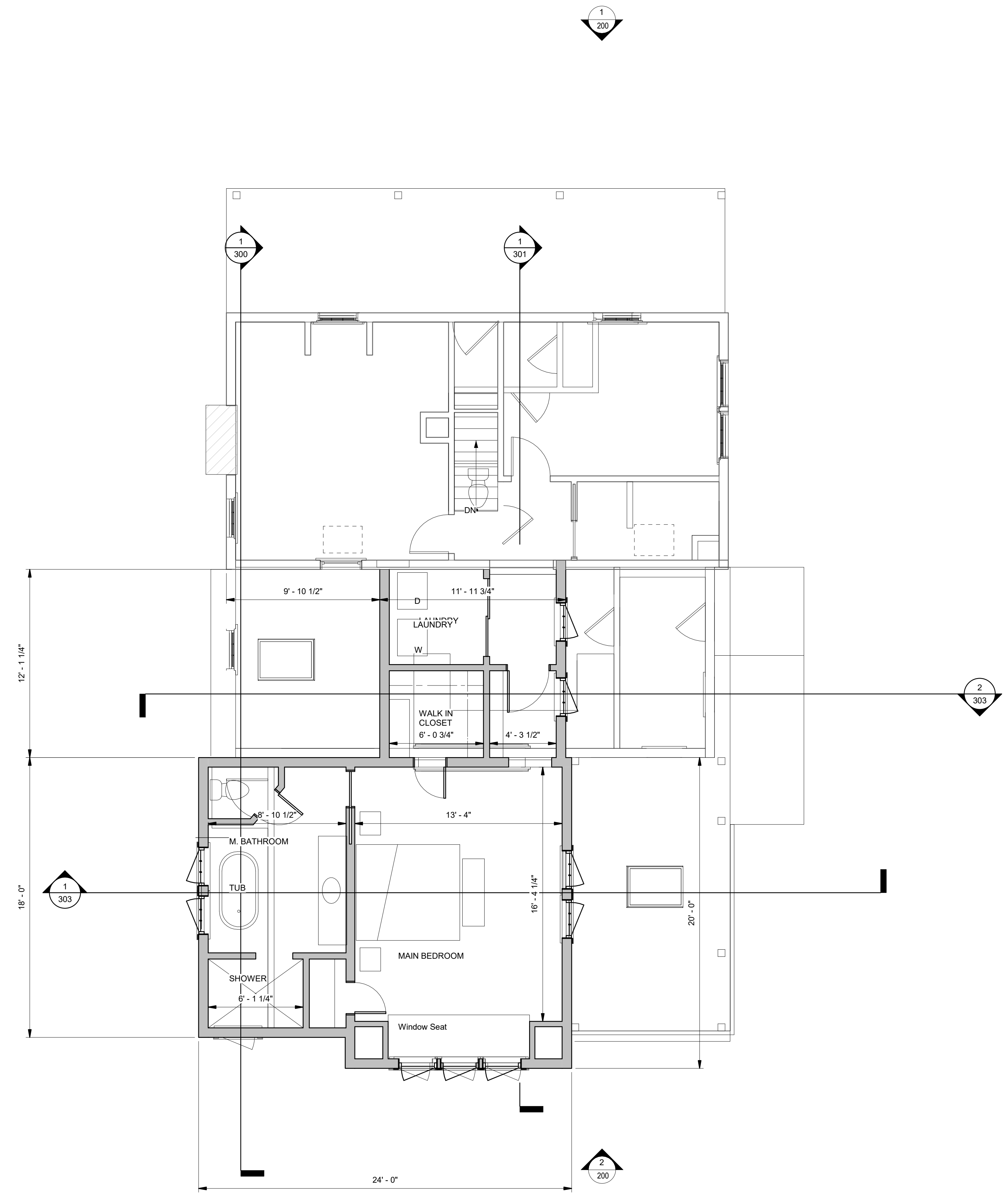
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1 SECOND FLOOR PLAN - SCHEMATIC
1/4" = 1'-0"

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SECOND FLOOR - SCHEMATIC

ADDITION TO THE
LAZARO RESIDENCE
1804 CHESAPEAKE STREET
CHARLOTTESVILLE, VIRGINIA 22902

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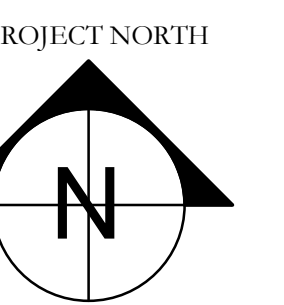
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SCHEMATIC - ROOF PLAN

ADDITION TO THE
LAZARO RESIDENCE
1804 CHESAPEAKE STREET
CHARLOTTESVILLE, VIRGINIA 22902

Revisions		
No.	Date	Description

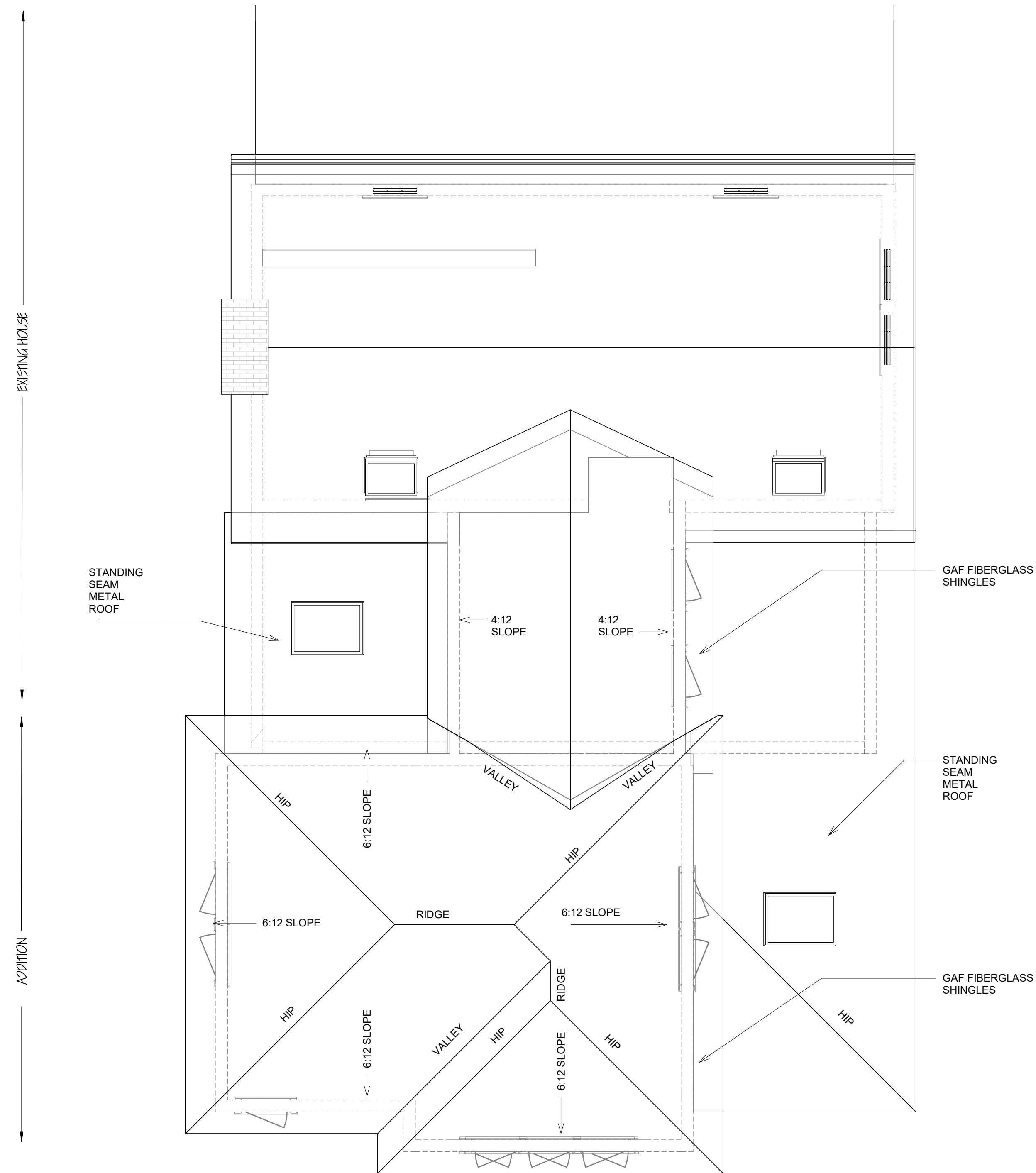
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103

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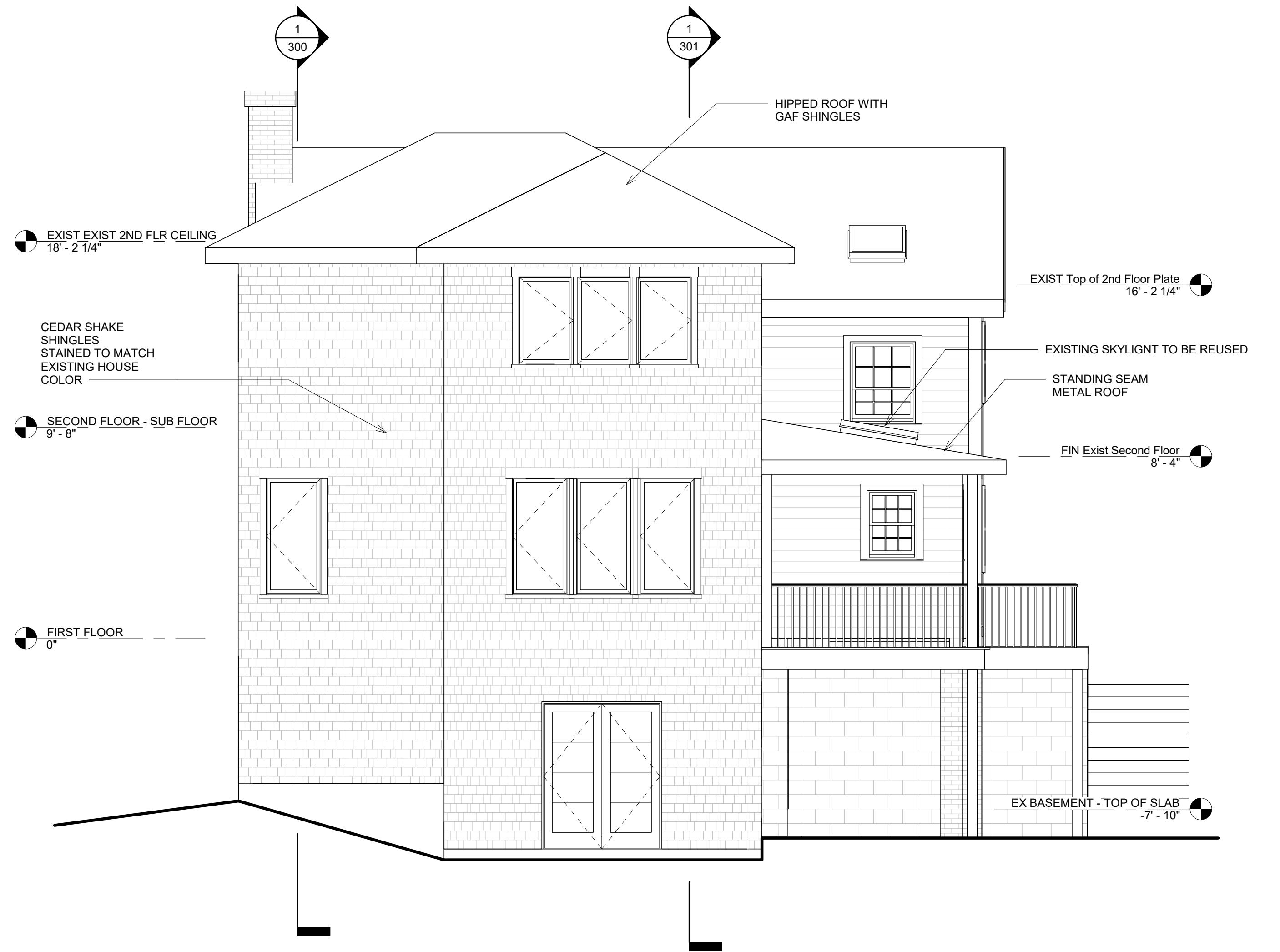




EXISTING HORIZONTAL WOOD SIDING

ADDITION BEYOND HIPPED ROOF WITH GAF SHINGLES.

① NORTH ELEVATION - SCHEMATIC
1/4" = 1'-0"



② SOUTH ELEVATION - SCHEMATIC
1/4" = 1'-0"

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DESIGN PHASE

DESIGN ISSUE DATE



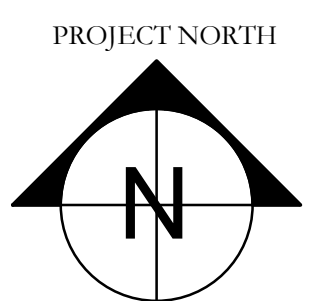
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ELEVATIONS - SCHEMATIC

ADDITION TO THE LAZARO RESIDENCE
1804 CHESAPEAKE STREET
CHARLOTTESVILLE, VIRGINIA 22902

Revisions		
No.	Date	Description

Job Number: Project Number
Drawn: LS
Scale: 1/4" = 1'-0"
Date: 10/26/21



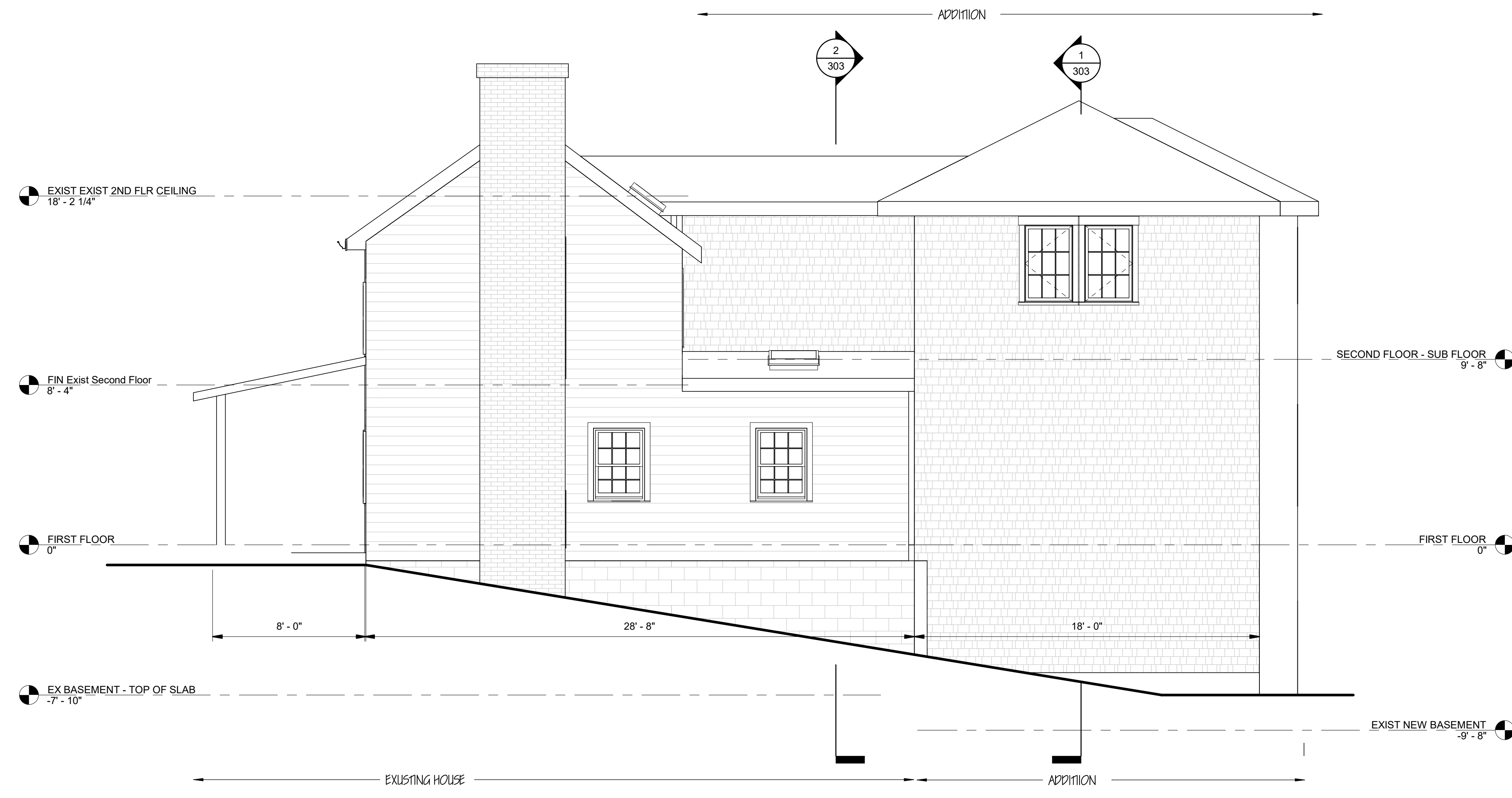
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② EAST ELEVATION - SCHEMATIC
1/4" = 1'-0"



① WEST ELEVATION - SCHEMATIC
1/4" = 1'-0"

DESIGN PHASE

DESIGN ISSUE DATE

ELEVATIONS - SCHEMATIC

ADDITION TO THE
LAZARO RESIDENCE
1804 CHESAPEAKE STREET
CHARLOTTESVILLE, VIRGINIA 22902

Revisions		
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Job Number: Project Number
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① SECTION NORTH SOUTH THRU NEW STAIR AND M. BATH
1/2" = 1'-0"

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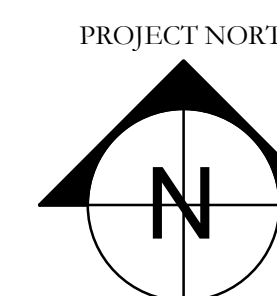
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SECTIONS - SCHEMATIC

ADDITION TO THE
LAZARO RESIDENCE
1804 CHESAPEAKE STREET
CHARLOTTESVILLE, VIRGINIA 22902

Revisions		
No.	Date	Description

Job Number: Project Number
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Date: 8/4/21



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DESIGN PHASE

DESIGN ISSUE DATE

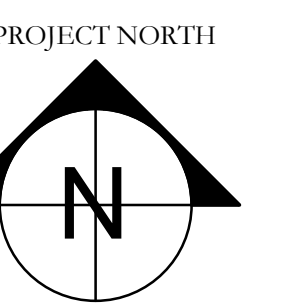
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LIZSLOAN-ARCHITECT.COM

SECTIONS - SCHEMATIC

ADDITION TO THE
LAZARO RESIDENCE
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