

From: Scala, Mary Joy
Sent: Friday, December 19, 2014 4:12 PM
To: kimtingley@gmail.com
Subject: BAR Action 525 Grove Ave

December 19, 2014

Deborah Lawrence and Clement Tingley
525 Grove Avenue
Charlottesville, VA 22902

Certificate of Appropriateness Application (Historic Conservation District)
BAR 14-12-01
525 Grove Avenue
Tax Parcel 540013000
Deborah Lawrence and Clement Tingley, Owner/Clement Tingley, Applicant
Two story addition to the left side of the property

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on December 16, 2014. The following action was taken:

The BAR approved (7-0-1 with Miller recused) the application as submitted with the following modification: The texture on the foundation will be visibly different from that of the main house. The BAR also made a suggestion to try to align the window heads or sills of the addition with those on the main house.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (June 16, 2016), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

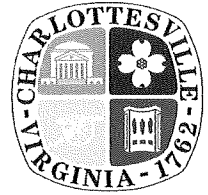
If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall – 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
December 16, 2014**



Certificate of Appropriateness Application (Historic Conservation District)
BAR 14-12-01
525 Grove Avenue
Tax Parcel 540013000
Deborah Lawrence and Clement Tingley, Owner/Clement Tingley, Applicant
Two story addition to the left side of the property

Background

525 Grove Avenue is a contributing structure in the Martha Jefferson Historic Conservation District. One of the most distinctive houses in the neighborhood, 525 Grove Avenue was built in 1893-1903 by the Locust Grove Investment Company, then added to and finished in 1906 by Eugene B. Moss, the salesman son-in-law of George B. Marshall, who received the property in 1903 from the LGIC. Contracted by the Lupton Brothers and built in their exclusive rock-faced concrete block, the 2-story, 3-bay, hipped-roof dwelling has a hipped-roof porch. (historic survey attached).

Application

The applicant is requesting approval for a 10 ft. x 21 ft. two-story addition in the south side yard of the existing house. The new addition does not exceed the height of the existing house. The siding material will be Hardiplank or equal painted white to match the porch.

The foundation will be masonry, textured to simulate stone and match as much as possible the cast stone of the main dwelling. It will be painted orange to match the main dwelling.

Gutters will be half-round to match existing.

The roof is a hip form of standing seam metal to match existing.

Criteria, Standards and Guidelines

Conservation District Review Criteria Generally

In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the conservation district design guidelines; and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the conservation district in which the property is located.*

Conservation District Standards for review of 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. Review shall be limited to these factors:

- (1) Whether the form, height, scale, mass and placement of the proposed construction are visually and architecturally compatible with the site and the applicable conservation district;

- (2) The harmony of the proposed changes in terms of overall proportion and the size and placement of entrances and windows;
- (3) The impact of the proposed change on the essential architectural form and integrity of the existing building;
- (4) The effect, with respect to architectural considerations, of the proposed change on the conservation district neighborhood;
- (5) Any applicable provisions of the city's conservation district design guidelines.

Conservation District Guidelines

NEW CONSTRUCTION AND ADDITIONS

Building Location – setback and orientation

- 1. Align a new building close to the average building setback line on the same street, if established, or consistent with the surrounding area.*
- 2. Maintain existing consistency in spacing between buildings on the same street.*
- 3. The front elevation should be respectful of the neighborhood characteristics and features of adjacent buildings.*

Building Scale – height and massing

- 1. Keep the footprint, and massing of new buildings consistent with the neighborhood characteristics and compatible with the character of buildings on the same street.*
- 2. Keep the height and width of new buildings within 200% of the prevailing height and width in the surrounding neighborhood.*
- 3. **An addition should not visually overpower the existing building.***
- 4. Multi-lot buildings (commercial or multi-family) should be designed and articulated to be compatible with the scale of the majority of adjacent buildings on the same street or block.*

Building Form – roofs and porches

- 1. **Roof forms should be respectful of contributing buildings on the same street or surrounding area.***
- 2. If many of the contributing buildings on the same street have porches, then including a porch or similar form in the design of a new residence is strongly recommended.*

Building Openings - doors and windows

- 1. A single entrance door (or both doors, if a two-family dwelling, or main entrance if a multifamily dwelling) facing the street is recommended.*
- 2. **Window and door patterns and the ratio of solids (wall area) to voids (window and door area) of new buildings should be compatible with contributing buildings in the surrounding area.***
- 3. **Windows should be simple shapes compatible with those on contributing buildings, and should be oriented vertically (taller than they are wide).***

Building Materials and Textures

- 1. **The selection of materials and textures for a new building should relate architecturally to the Charlottesville locality, and should be compatible with and complementary to neighboring buildings.***
- 2. **Sustainable materials are preferred, including brick, wood, stucco, and cementitious siding and trim, and standing seam metal roofs. Clear glass windows are preferred.***

Building Colors

1. *The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive.*
2. ***More lively color schemes may be appropriate in certain sub-areas dependent on the context of the sub-areas and the design of the building.***

Site

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

Discussion and Recommendations

The proposed addition requires BAR review under the conservation district ordinance because it is located wholly or partially to the side or front of an existing building.

In staff opinion, the proposal is a simple, attractive addition that meets the guidelines. One suggestion would be not to paint the proposed new foundation the same color as the main house so that the new work is differentiated from the old. Leaving it unpainted masonry would prevent detracting attention from the distinctive material of the main house.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions in Conservation Districts, I move to find that the proposed new addition 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 (or with the following modifications...).

525 Grove Avenue



TM/P: 54/13 DHR: 104-5144-0010

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, 1893-1903 and 1906.

July 2007: One of the most distinctive houses in the neighborhood, 525 Grove Avenue was built in 1893-1903 by the Locust Grove Investment Company, then added to and finished in 1906 by Eugene B. Moss, the salesman son-in-law of George B. Marshall, who received the property in 1903 from the LGIC. Contracted by the Lupton Brothers and built in their exclusive rock-faced concrete block, the 2-story, 3-bay, hipped-roof dwelling has a hipped-roof porch supported by slender Tuscan columns that stretches almost across the entire façade, has a simple wooden balustrade, and is approached by 8 wooden steps. A single window occupies each of the other bays; the windows are all 1/1-sash and are topped with flat arches of undecorated concrete block. The metal roof has slight eaves; central pediments filled with wooden shingles and louvered thermal windows occupy the east-facing façade and north and south elevations. 2 block chimneys emerge from the center of the roof. A cross-gabled, frame guest house and a small frame shed – both with metal roofs – have been added in the modern period and face onto Sycamore Street.

Individual Resource Status: **Single Dwelling**

Individual Resource Status: **Secondary Structure**

Individual Resource Status: **Secondary Structure/Shed**

Contributing: 1

Non-Contributing: 1

Non-Contributing: 1



**Board of Architectural Review (BAR)
Certificate of Appropriateness**

Please Return To: City of Charlottesville
Department of Neighborhood Development Services
P.O. Box 911, City Hall
Charlottesville, Virginia 22902
Telephone (434) 970-3130 Fax (434) 970-3359

RECEIVED

NOV 24 2014

NEIGHBORHOOD DEVELOPMENT SERVICES

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

For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. Make checks payable to the City of Charlottesville.

The BAR meets the third Tuesday of the month.

Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 4 p.m.

Owner Name_Deborah Lawrence and Clement Tingley Applicant Name_Clement Tingley

Project Name/Description Addition to left side of home Parcel Number_540013000

Property Address_525 Grove Avenue

Applicant Information

Address: 525 Grove Ave

Email: kimtingley@gmail.com

Phone: (C) 804 216 9200 (H) 970 1777_

FAX: _____

Property Owner Information (if not applicant)

Address: _____

Email: _____

Phone: (W) _____ (H) _____

FAX: _____

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

Signature of Applicant

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

[Handwritten Signature]

11/24/14

Signature

Date

Clement Tingley

Nov. 15, 2014

Print Name

Date

Property Owner Permission (if not applicant)

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

Signature

Date

Description of Proposed Work (attach separate narrative if necessary): add a two story addition to left side of property

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

Depictions of proposed changes in the exterior features of the subject property; Photographs of the subject property; Material sample; Digital three-dimensional representation of addition.

P14-0189

For Office Use Only

Received by: [Handwritten Signature]

Fee paid: \$125.00 Cash/Ck. # 1553

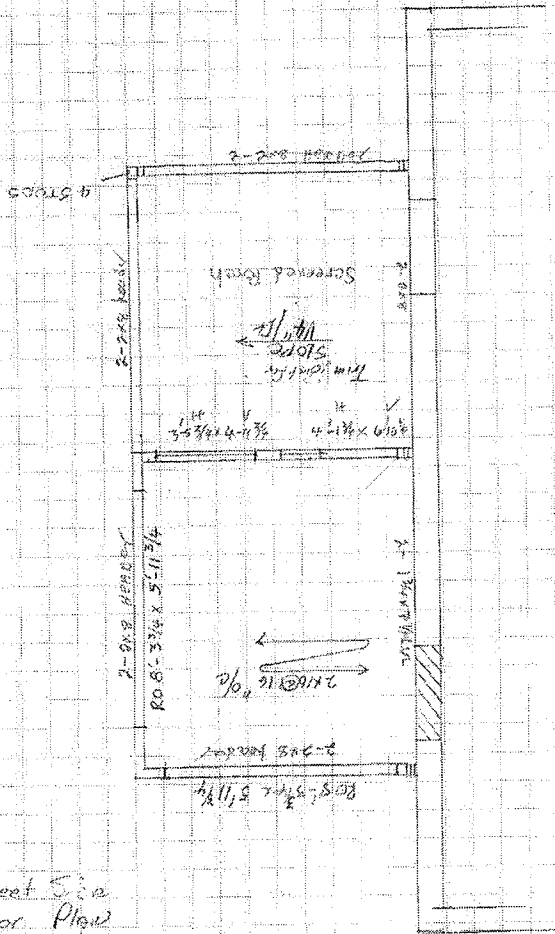
Date Received: 11/24/2014

Approved/Disapproved by: _____

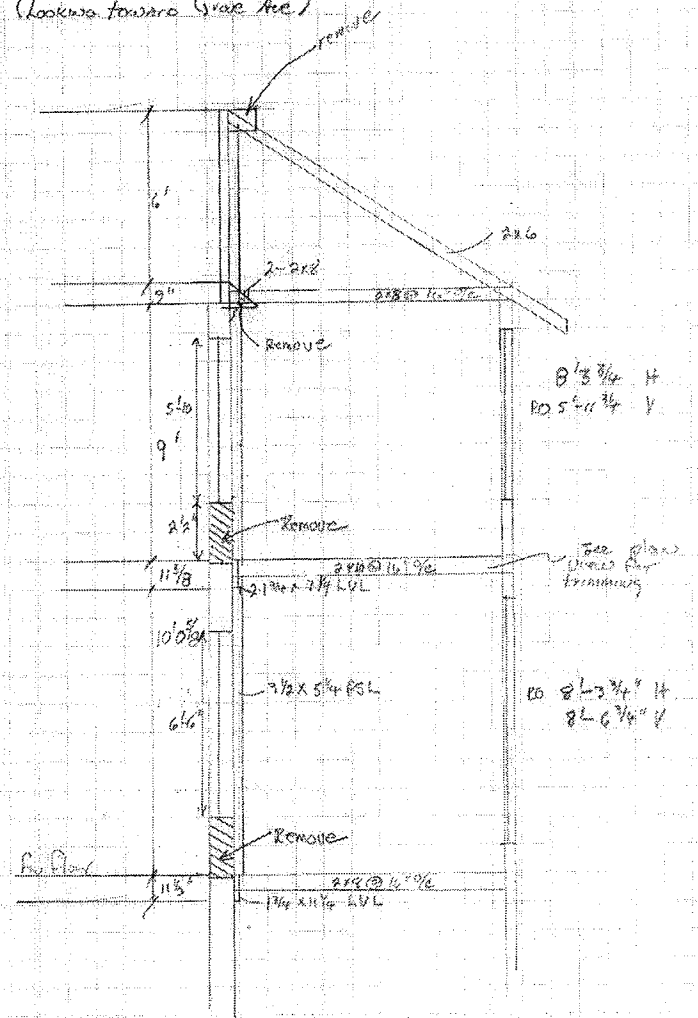
Date: _____

Conditions of approval: _____

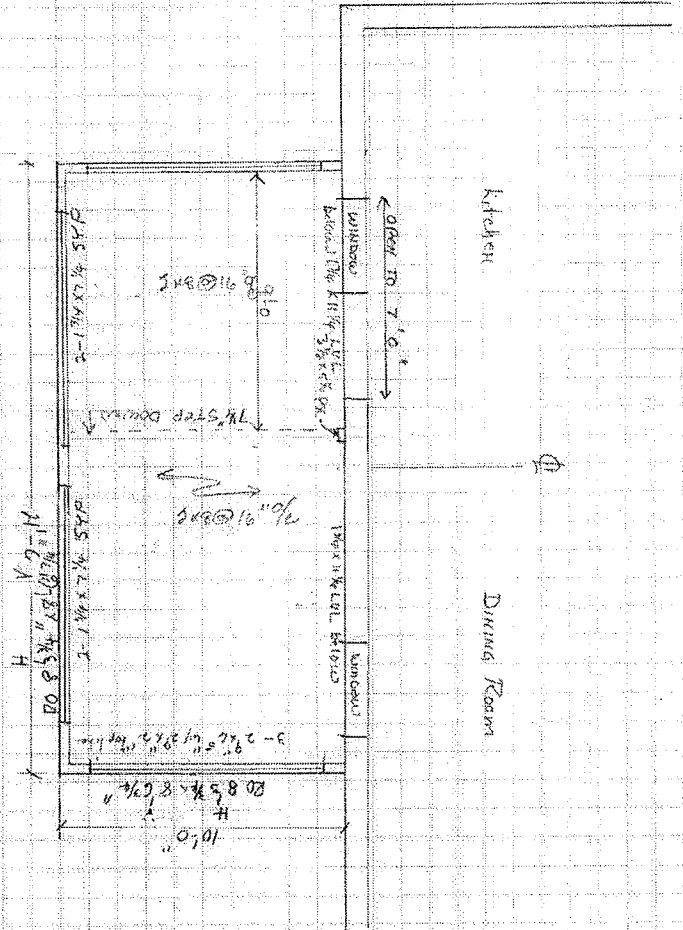
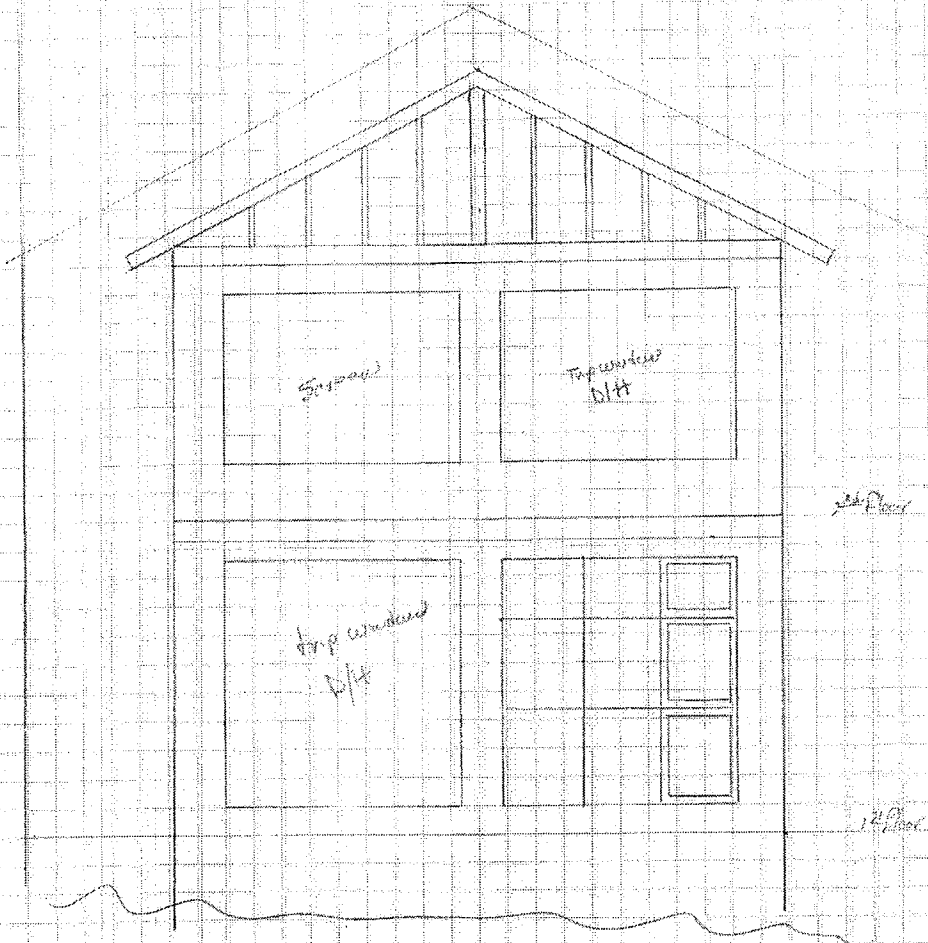
Street Side
2nd Floor Plan



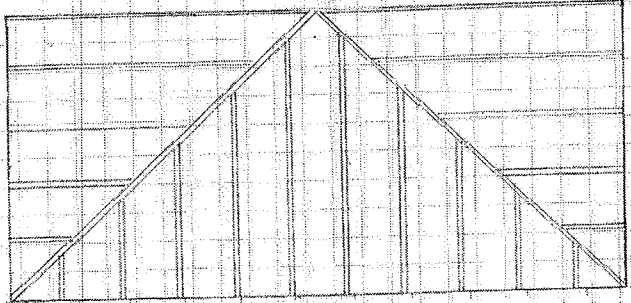
525 GROVE Ave.
Wall Section
Loft Side
(Look towards Grove Ave)



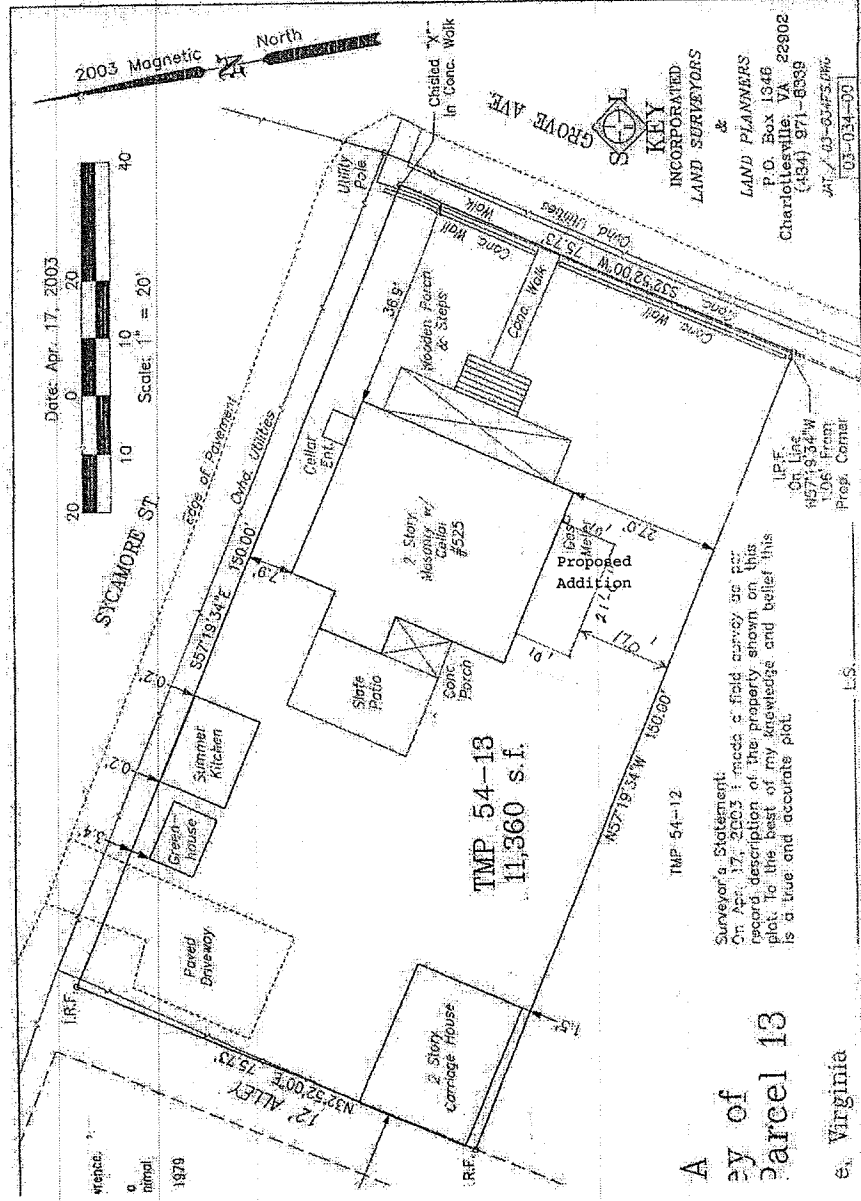
525 Grove Ave.
Left Side



Roof Framing Plans
525 Grove Ave



(anyway not shown)



Date: Apr. 17, 2003



Scale: 1" = 20'

TMP 54-12

Surveyor's Statement:
On Apr. 17, 2003 I made a field survey to see record, description of the property shown on this plot. To the best of my knowledge and belief this is a true and accurate plot.

A
ey of
parcel 13

e, Virginia



INCORPORATED
LAND SURVEYORS

LAND PLANNERS
P.O. Box 1946
Charlottesville, VA 22902
(484) 971-8339

AT/45-614FS/06
03-034-00

I.P.F.
On Line
#57718 34' W
106' Front
Prop. Corner

Addition to 525 Grove Ave

November 24, 2014

Materials:

The roof will be a metal standing seam roof to match the roof on the main dwelling.
The siding material will be Hardiplank (or equal) – painted white to match the porch.
The foundation will be masonry, textured to simulate stone and match as much as possible the cast stone of the main dwelling. It will be painted to match the main dwelling.
Gutters will be half round to match the gutters on the main dwelling.

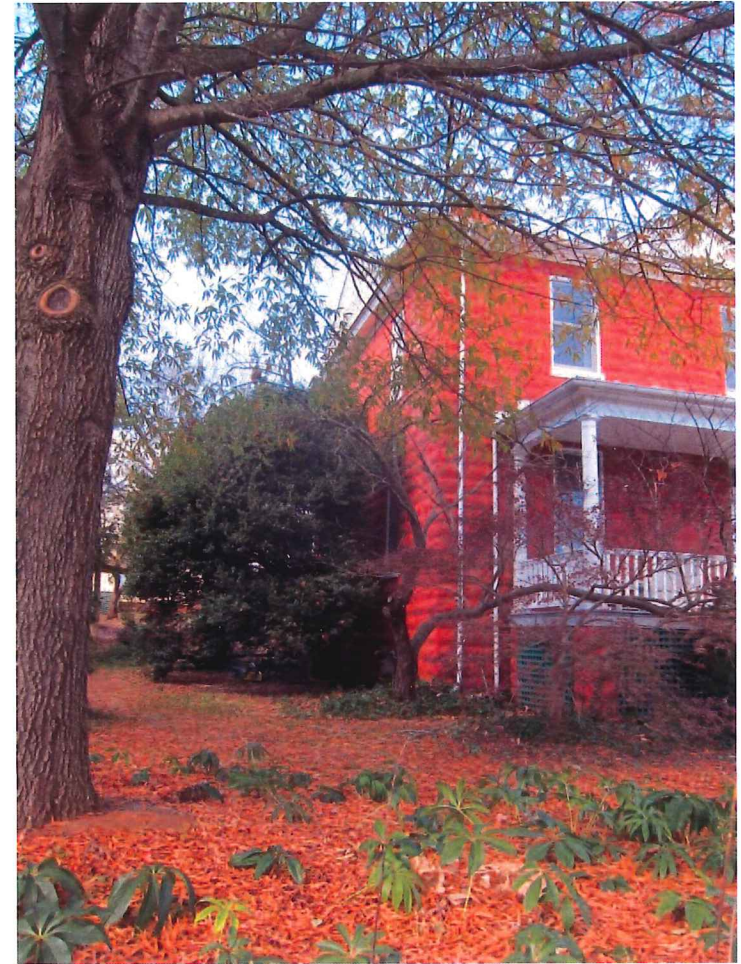


ADDITION

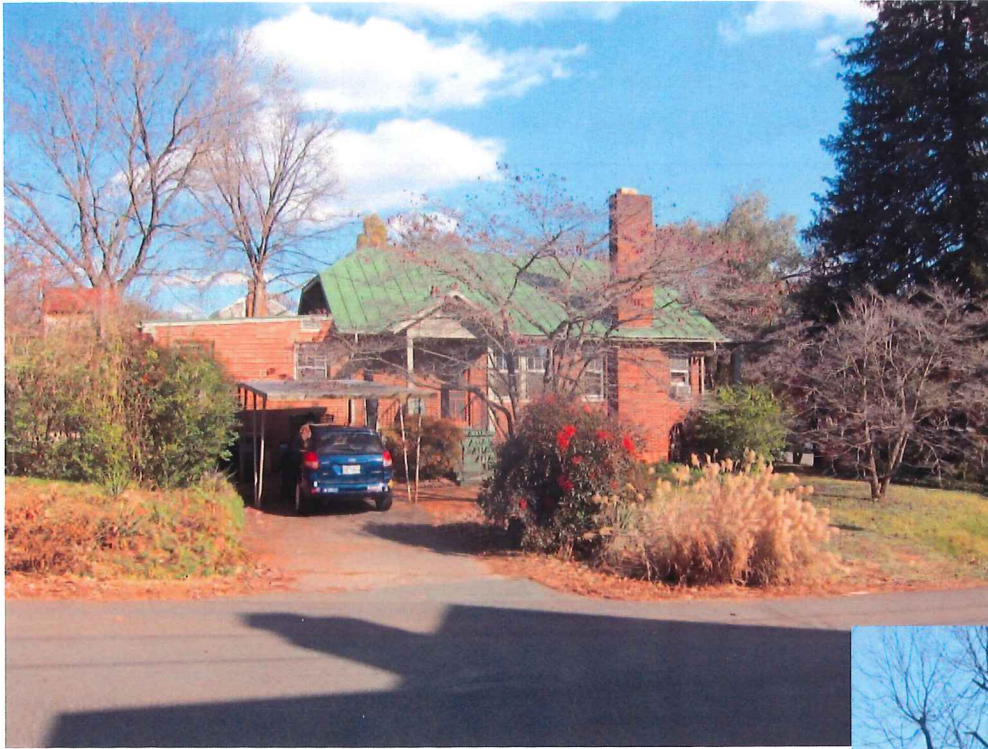
FRONT ELEVATION $\frac{1}{4}'' = 1'$

MARTHA JEFFERSON HISTORIC DISTRICT

TINGLEY ADDITION
525 GROVE AVENUE
CHARLOTTESVILLE, VA



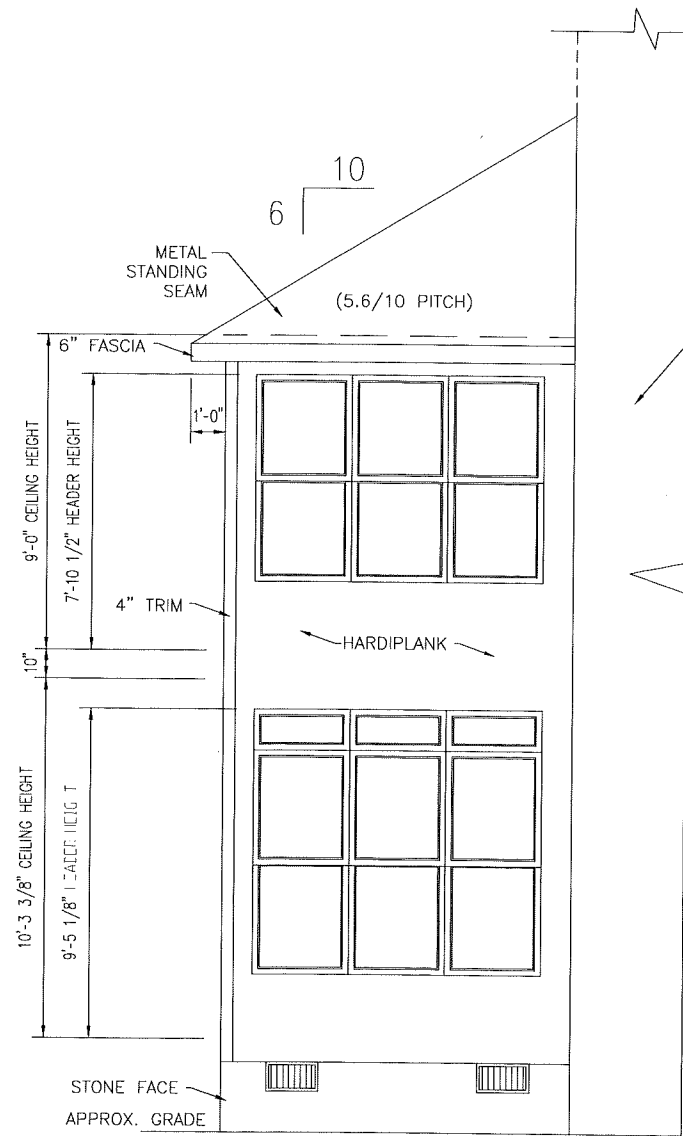
Subject Property
Addition to be located on
side of home.



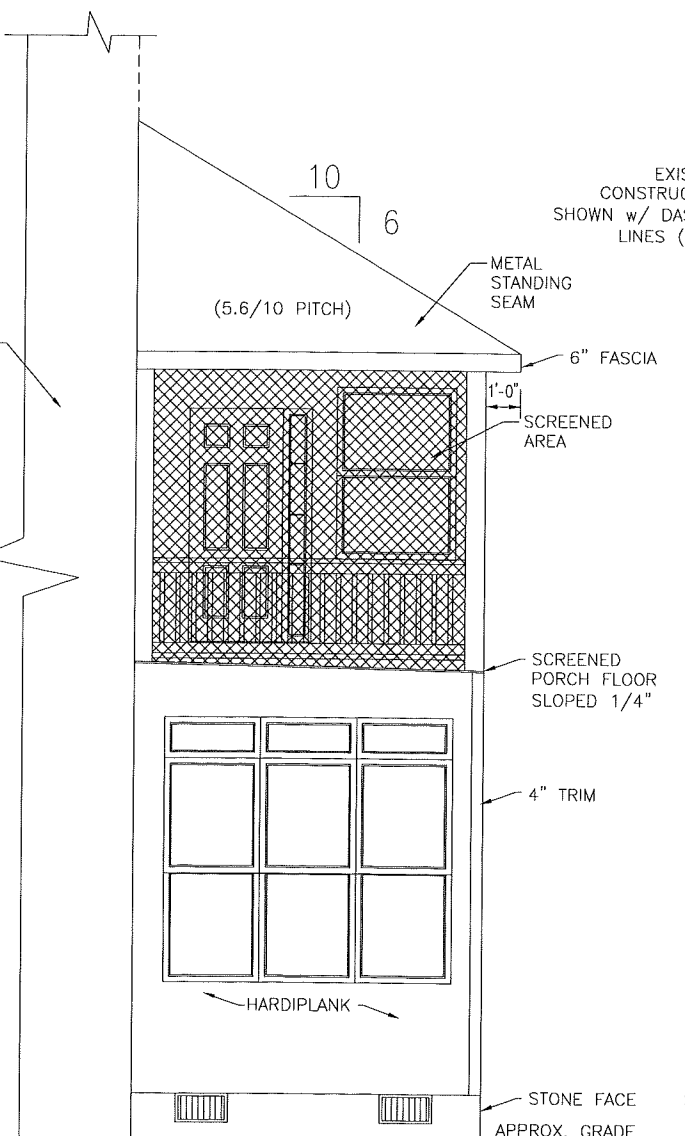
Adjacent to the right

Adjacent across Grove Ave

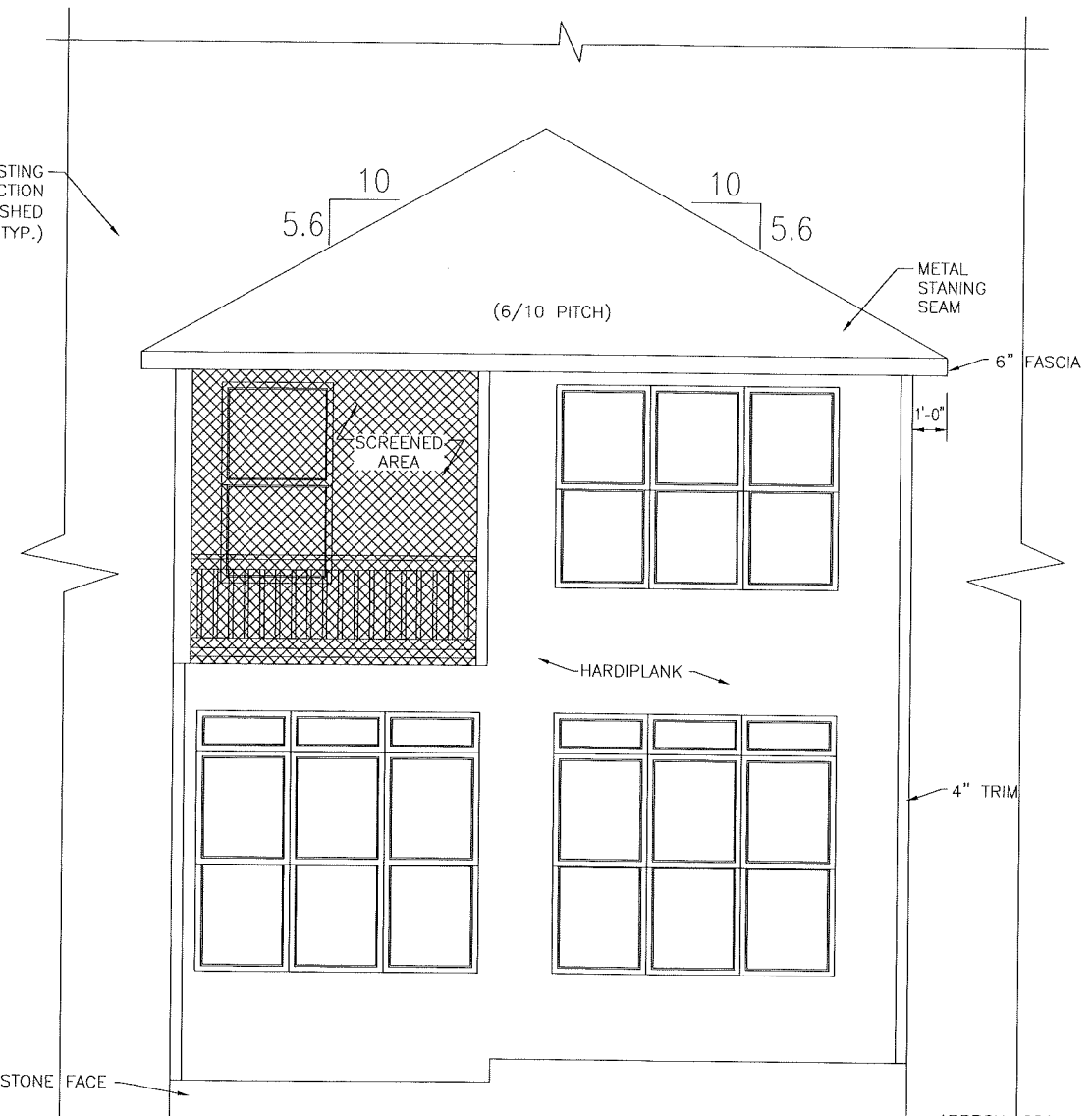




FRONT/GROVE AVE. ELE.
SCALE: 3/16" = 1'-0"



REAR ELE.
SCALE: 3/16" = 1'-0"

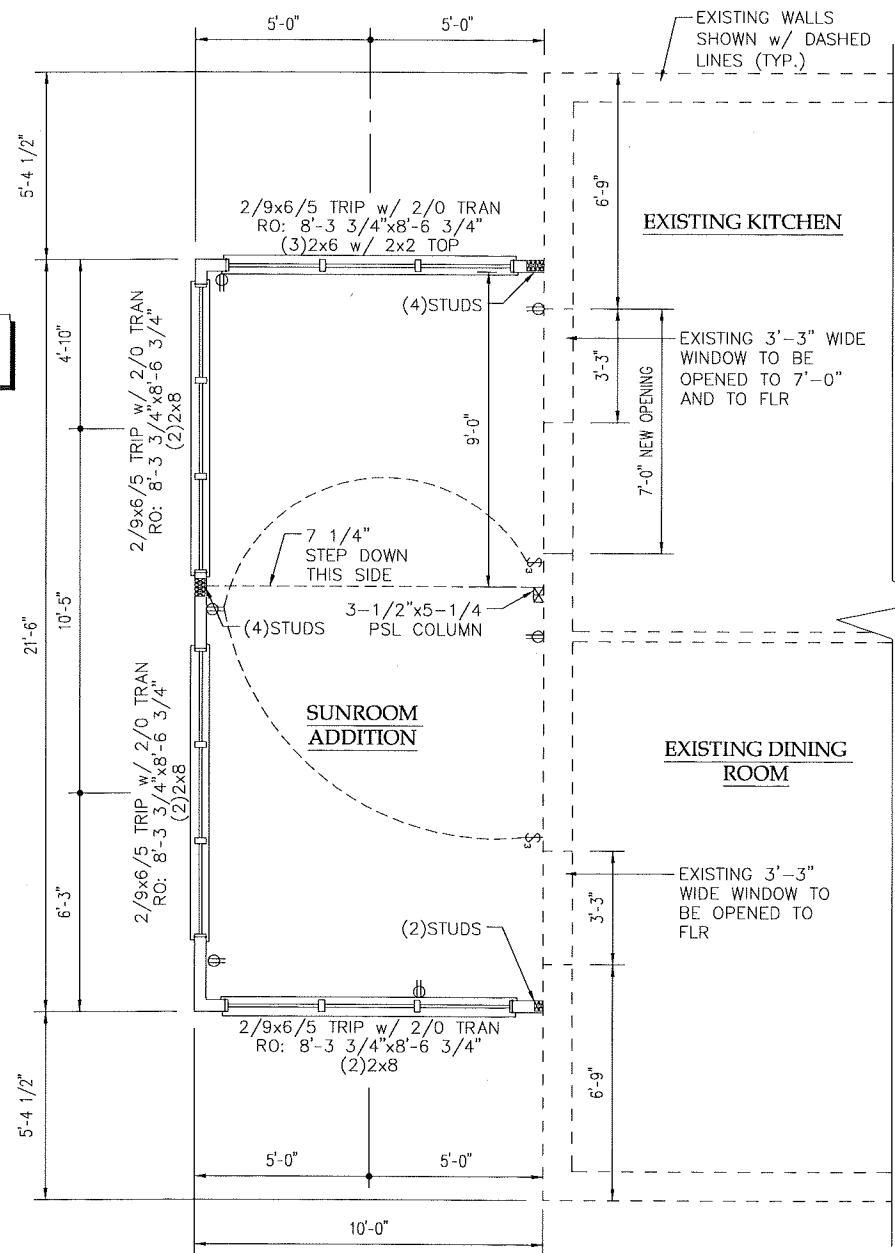


LEFT SIDE ELE.
SCALE: 3/16" = 1'-0"

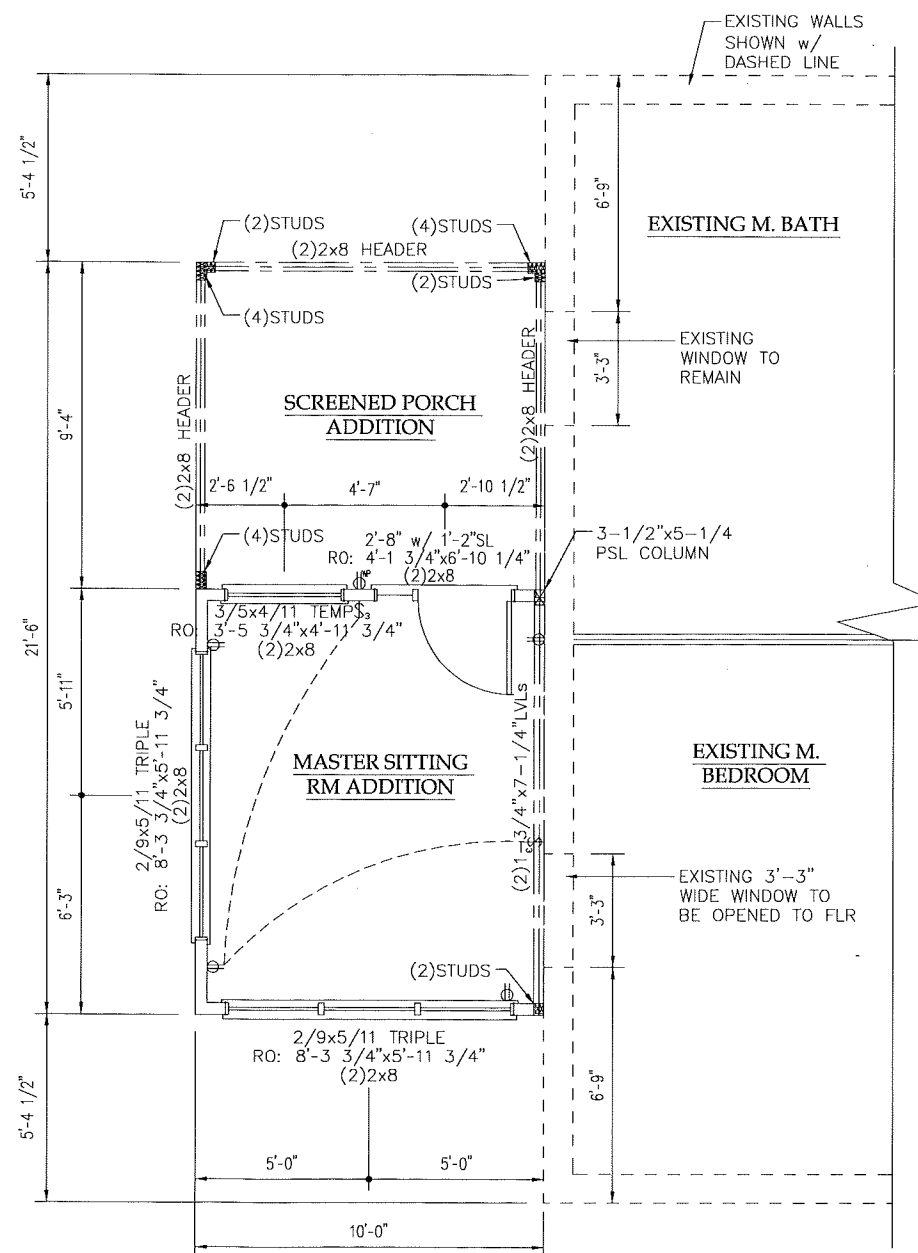
GROVE AVE. ADDITION

REVISION:
OWNER: Clement "Kim" Tingley 525 Grove Ave. Charlottesville, VA 22902 PHONE: (434)970-1777 CELL: (804)216-9200
PAGE: 01

HOLD HEADERS
TO TOP PLATES



FIRST FLOOR PLAN = 215 s.f.
SCALE: 3/16" = 1'-0"



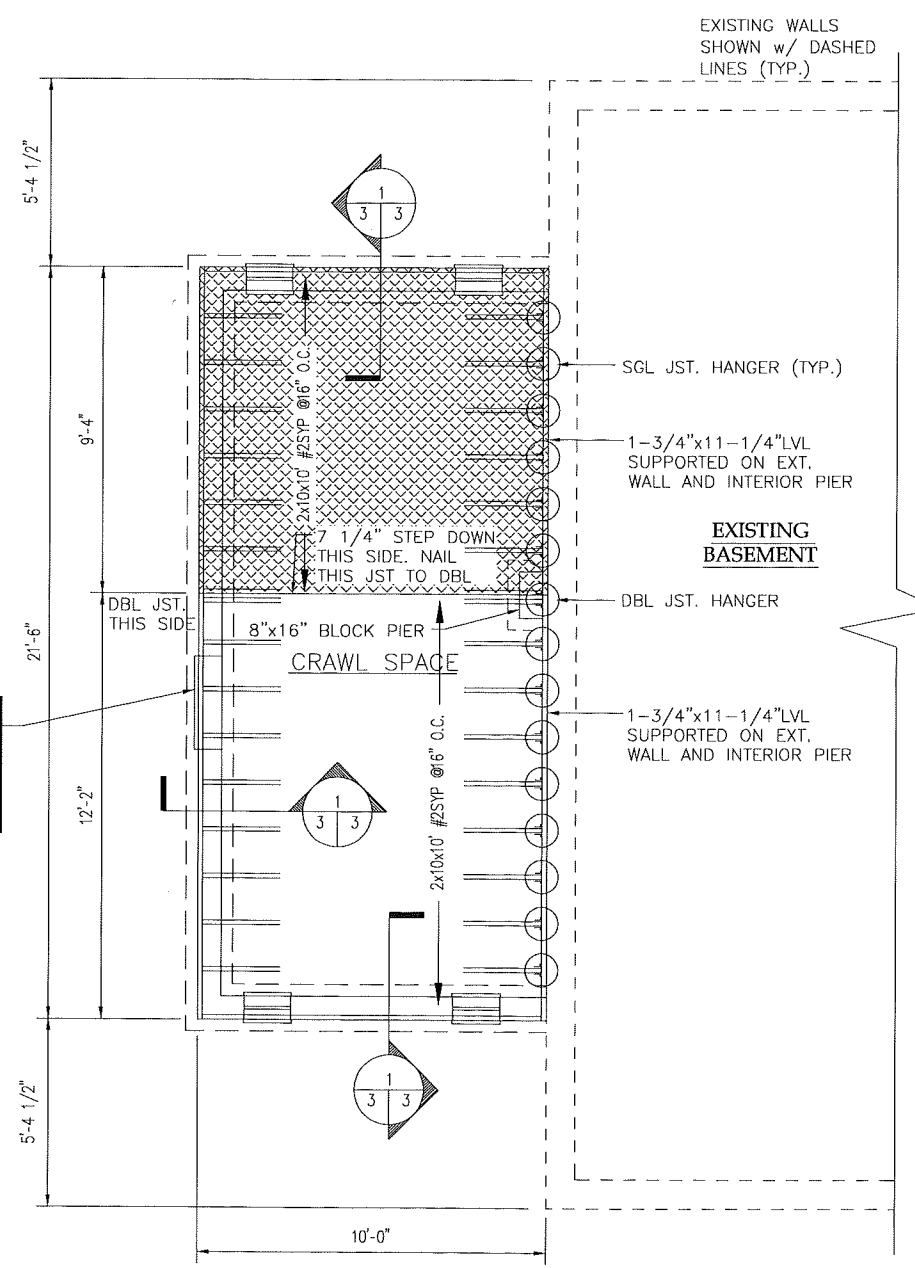
SECOND FLOOR PLAN = 122 s.f.
SCALE: 3/16" = 1'-0"

GROVE AVE. ADDITION

ALL EXTERIOR WALL STUDS TO BE 2x4 #2SPF SPACED 16" O.C. - UNLESS OTHERWISE NOTED.
ALL INTERIOR WALL STUDS TO BE 2x4 #2SPF SPACED 24" O.C. - UNLESS OTHERWISE NOTED
SEE FRAMING DETAILS PAGE 4A (or 3A) FOR:
* FRAMING NOTES
* GRADE AND SPECIES OF LUMBER NOT SPECIFIED ON PLANS
* FRAMING DETAILS NOT SHOWN ON PLANS
* FRAMER'S MATERIAL LENGTH USAGE GUIDE
3/0x5/0 WINDOWS SHOWN IN BEDROOMS FOR EGRESS REQ. - EXCEPT IN C. SEE BLDG FOR ACTUAL SIZE PROVIDED BY MANF.
ALL LVLs TO BE 1.8E, 2600Fb MIN. - UNLESS OTHERWISE NOTED.
ALL PSLs TO BE 1.8E, 2500Fb MIN. - UNLESS OTHERWISE NOTED.
ALL BEARING WALL HEADERS TO BE MIN. #2SPF.

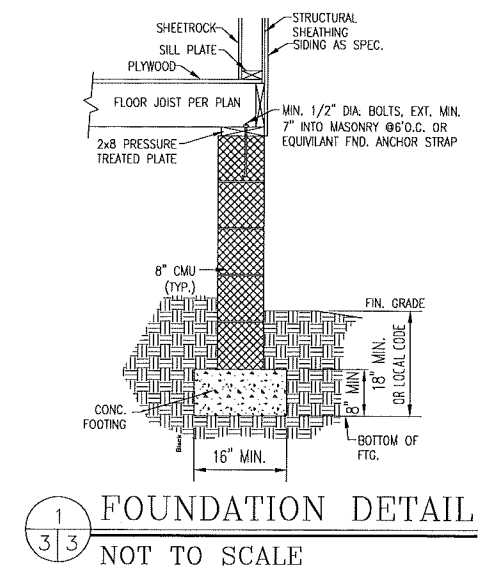
REVISION:
BUILDER AND COPYRIGHT OWNER:
MASTERS ENTERPRISE, INC.
8330 Brays Point Road
Hayes, VA 23072
FAX: (804) 642-1979
CELL: (804) 920-9847

PAGE:
02



NOTE:
FIELD LOCATE ACCESS DOOR TO
CRAWL SPACE AREA IN ACCORDANCE
WITH FINISH GRADE. SIZE: 18"x24"
OR PER LOCAL CODE. DBL BAND
NECESSARY ABOVE DOOR AND JOIST
HANGERS WHERE APPROPRIATE.

FOUNDATION PLAN
SCALE: 3/16" = 1'-0"

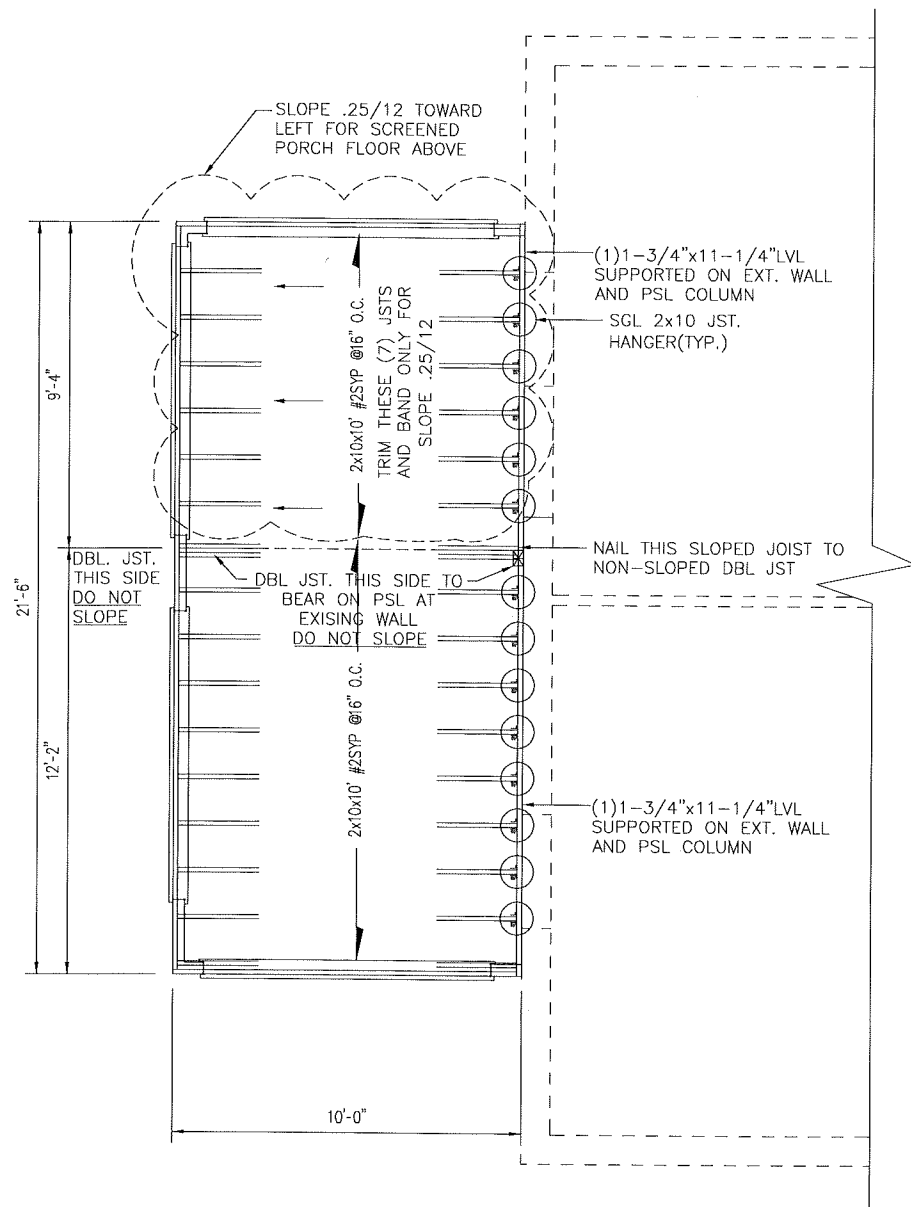


FOUNDATION DETAIL
NOT TO SCALE

- J-3 **SIMPSON LUS28 - 2x8 SGL JST HANGER**
NAILED PER MANF. REQ.
- J-5 **SIMPSON LUS28-2 - 2x8 DBL JST HANGER**
NAILED PER MANF. REQ.

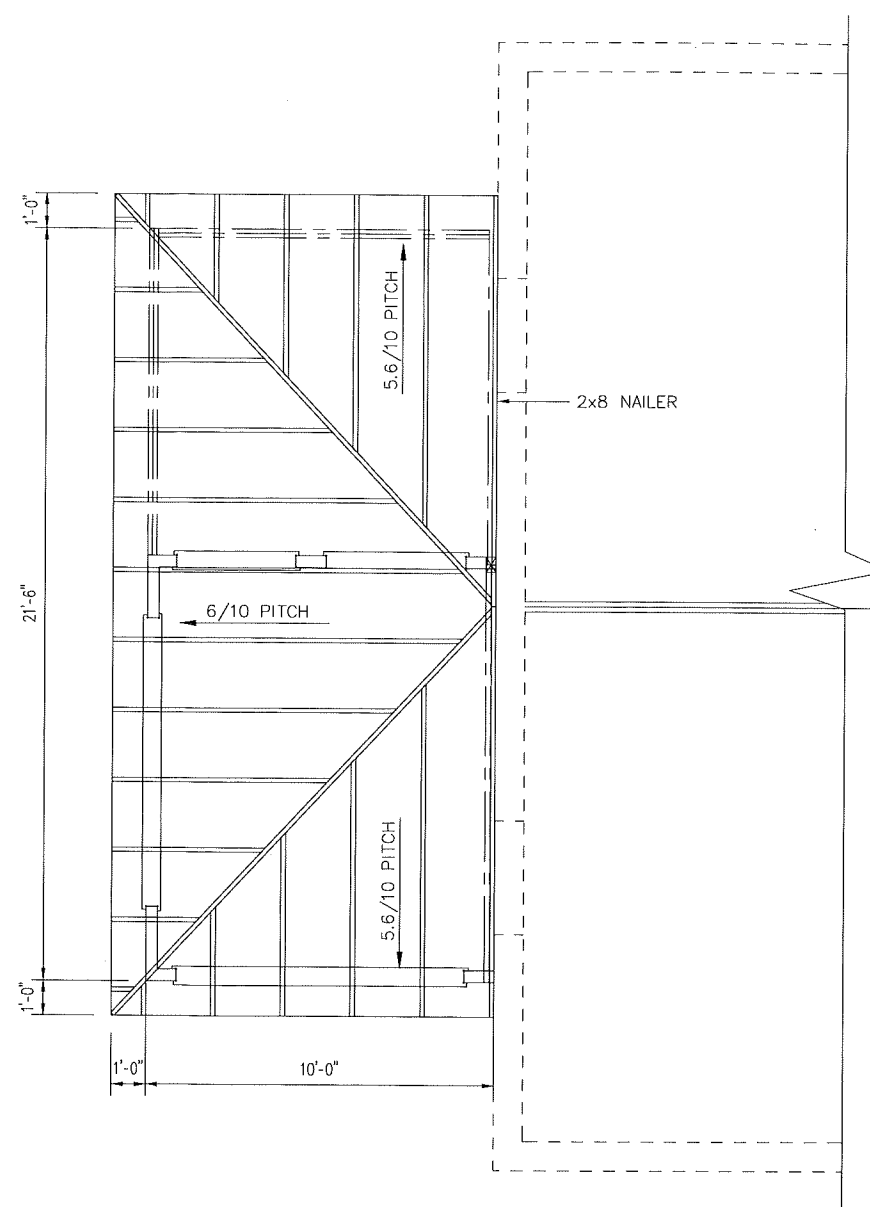
GROVE AVE. ADDITION

REVISION:
OWNER:
Clement "Kim" Tingley
525 Grove Ave.
Charlottesville, VA 22902
PHONE: (434)970-1777
CELL: (804)216-9200

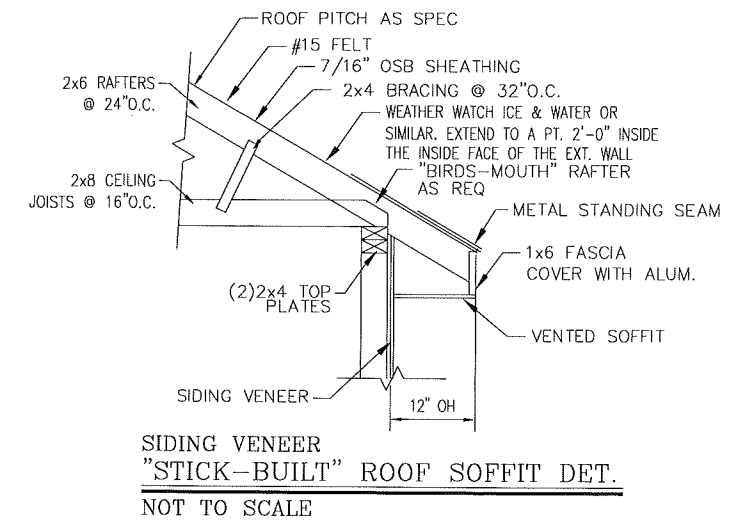


2ND FLOOR JST PLAN
SCALE: 3/16" = 1'-0"

- J-6 SIMPSON LUS210 - 2x10 SGL JST HANGER
NAILED PER MANF. REQ.
- J-7 SIMPSON LUS210-2 - 2x10 DBL JST HANGER
NAILED PER MANF. REQ.



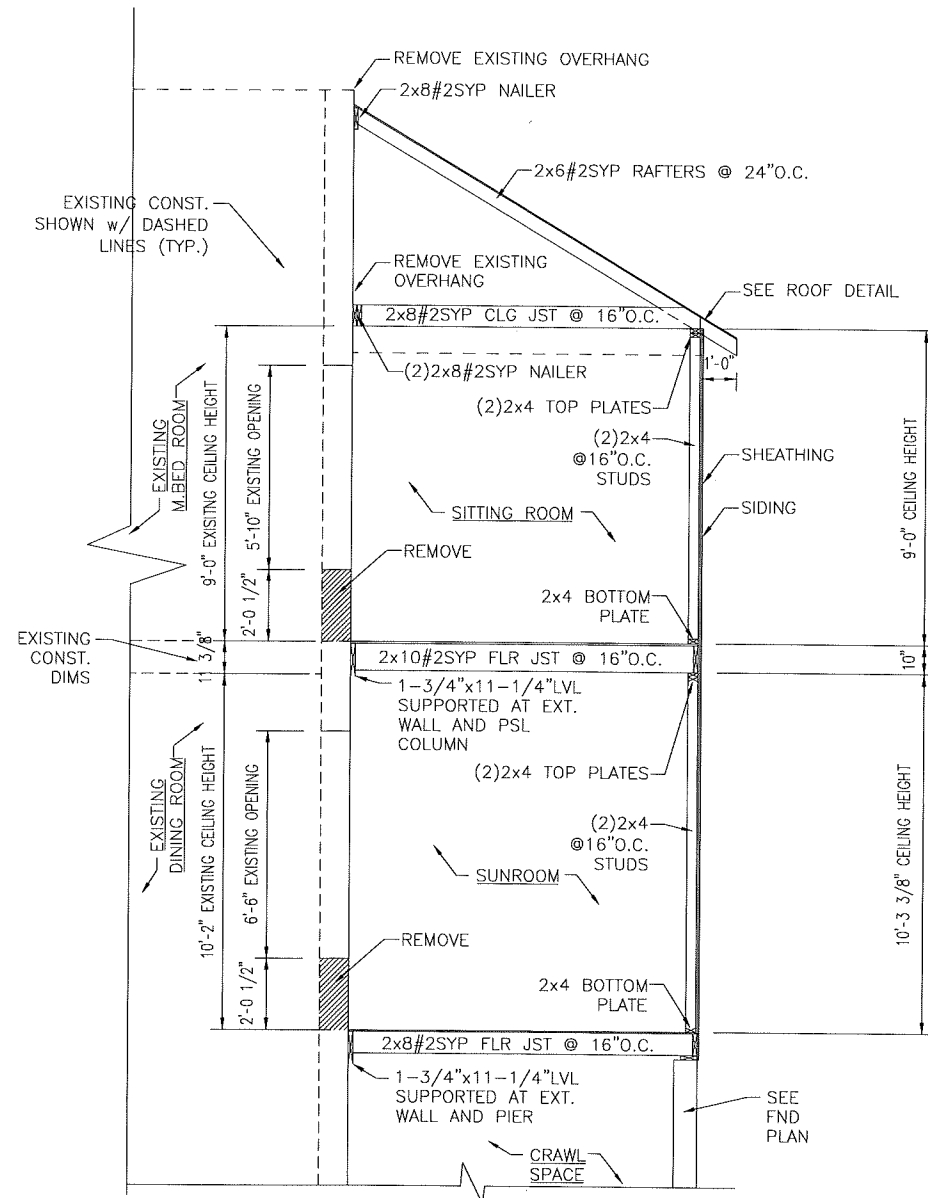
ROOF FRAMING PLAN
SCALE: 3/16" = 1'-0"



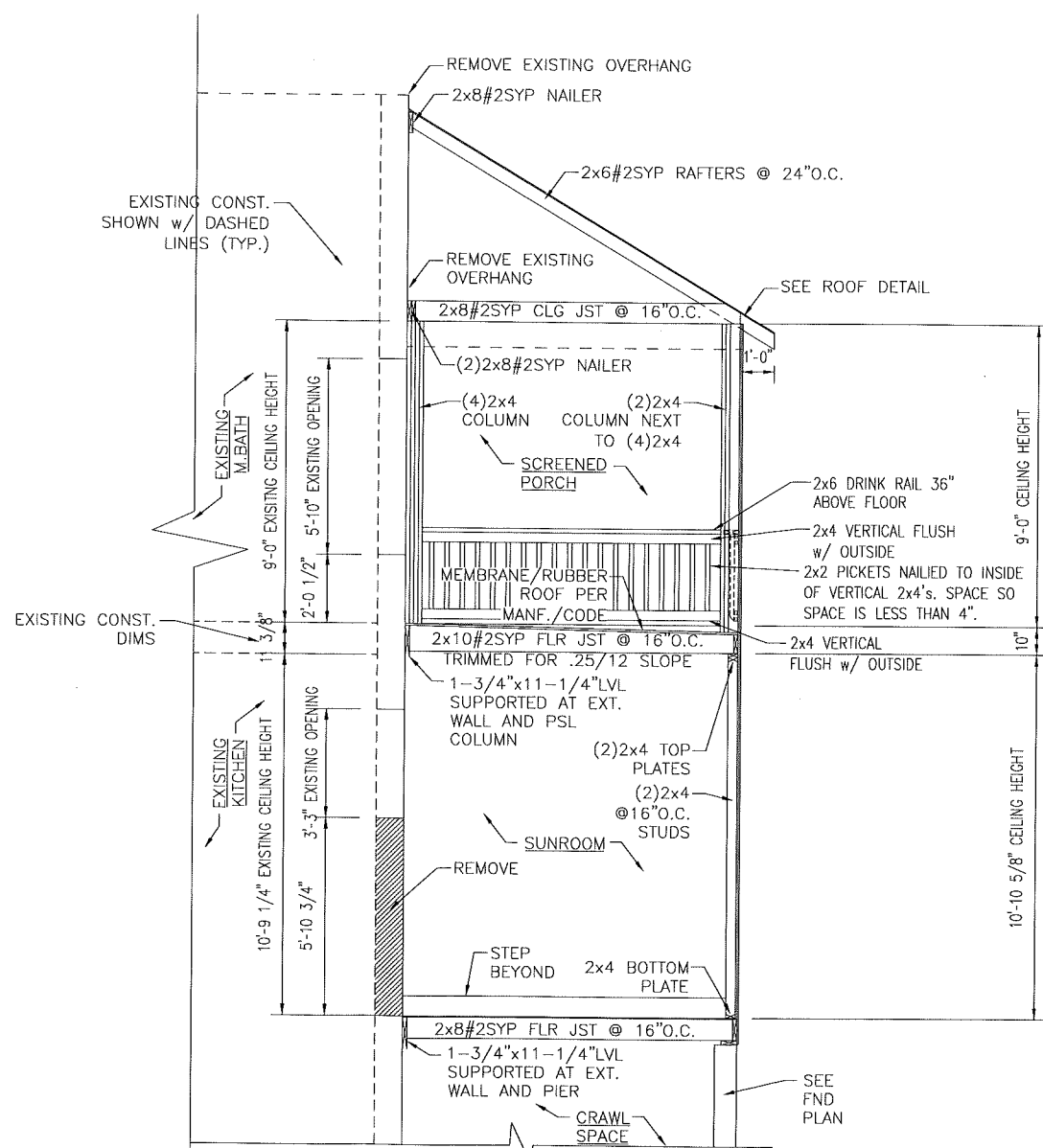
GROVE AVE. ADDITION

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8330 Broys Point Road
Hayes, VA 23072
FAX: (804) 642-1979
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PAGE:



SECTION AT SUNROOM/SITTING RM
SCALE: 3/16" = 1'-0"



SECTION AT SUNROOM/SCREENED PORCH
SCALE: 3/16" = 1'-0"

GROVE AVE. ADDITION

REVISION:
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PAGE:
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