

From: Scala, Mary Joy
Sent: Friday, August 22, 2014 9:28 AM
To: 'office@jeffeasterremodeling.com'
Cc: Greg Dickerson (Greg@CvilleRealEstate.net)
Subject: BAR Actions - August 19, 201

August 21, 2014

Jeff Easter
1022 Grove Street
Charlottesville, VA 22903

Certificate of Appropriateness Application

BAR 14-08-02
1022 Grove Street
Tax Parcel 230038000
Crestline Investments, LLC, Owner/ Jeff Easter Remodeling, Applicant
Addition and Partial Demolition

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 19, 2014. The following action was taken:

The BAR approved (7-0) the application with the following modifications: a window to be added in the kitchen with drawings to be submitted to staff for administrative approval, and the third volume in the rear to be sheathed with board and batten.

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 (February 19, 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.

Upon completion of the project, please contact me for an inspection of the improvements included in this application. 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
August 19, 2014**



Certificate of Appropriateness Application

BAR 14-08-02

1022 Grove Street

Tax Parcel 230038000

Crestline Investments, LLC, Owner/ Jeff Easter Remodeling, Applicant

Addition and Partial Demolition

Background

This property is designated an Individually Protected Property. The Fifeville-Tonsler historic district is listed on the National and Virginia Registers. The house was built ca. 1891. The historic survey, conducted in 1978, is attached. Photos from 1978 and 1994 are attached, which show the original house with rear chimney, original rear wing, and the original (enclosed) rear porch.

At some point in recent years, the enclosed rear porch was replaced with a slightly larger, one story addition with aluminum siding and plywood foundation. The original rear wing was also covered in aluminum siding, a window changed to a kitchen door, and the roof changed from metal to shingles.

Application

The applicant first proposed a rear addition, but it did not meet the rear setback, so he re-submitted a plan to rehabilitate the house. He is not proposing any changes to the footprint of the house.

Part of the original submittal is attached that contains the application, existing floor plan, physical survey plat, and street view photo.

The applicant proposes to:

- Straighten the structure; reinforce footings and walls;
- Remove the existing chimney (partial demolition) and stucco over the notch in the rear wall;
- Repair the roof with shingles to match;
- Replace existing aluminum siding on the rear addition with board and battens;
- All existing windows and doors will remain.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

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

(1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and

- (2) *The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

Pertinent Standards for Review of Construction and Alterations include:

- (1) *Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
(2) *The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
(3) *The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
(4) *The effect of the proposed change on the historic district neighborhood;*
(5) *The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
(6) *Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
(8) *Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Guidelines for New Construction and Additions

M. MATERIALS & TEXTURES

1. *The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.*
2. *In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.*
3. *In commercial/office areas, brick is generally the most appropriate material for new structures. "Thin set" brick is not permitted. Stone is more commonly used for site walls than buildings.*
4. *Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.*
5. *Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.*
6. *Cementitious siding, such as HardiPlank boards and panels, are appropriate.*
7. *Concrete or metal panels may be appropriate.*
8. *Metal storefronts in clear or bronze are appropriate.*
9. *The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.*
10. *The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.*
11. *All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.*

Pertinent Standards for Considering Demolitions include:

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

(a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:

- (1) *The age of the structure or property;*
- (2) *Whether it has been designated a National Historic Landmark, listed on the National*

Register of Historic Places, or listed on the Virginia Landmarks Register;

(3) Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;

(4) Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;

5) Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and

(6) The degree to which distinguishing characteristics, qualities, features or materials remain;

(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.

(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and

(e) Any applicable provisions of the city's Design Guidelines

1. The criteria established by the City Code.

See above.

2. The public necessity of the proposed demolition.

3. The public purpose or interest in land or buildings to be protected.

4. The existing character of the setting of the structure or area and its surroundings.

5. Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.

6. Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.

7. Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.

Discussion and Recommendations

The house is in rough shape but is representative of the typical historic housing of this neighborhood, and has a charming scale. The BAR should discuss how the applicant should proceed if he is not able to straighten the leaning house. Must he return to the BAR for a demolition request?

Removing the rear chimney will not adversely affect the character of the house.

Perhaps the center portion should be stuccoed as it was originally. Because the rear addition is fairly recent, it could be covered in board and batten to differentiate.

Suggested Motions

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and for Demolition, I move to find that the proposed changes satisfy the BAR's criteria and guidelines and are compatible with this Individually Protected Property, and that the BAR approves the application as submitted (or with the following modifications...).

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 1022 (formerly 1212) Grove Street
Map and Parcel: 23-38
Census Track & Block: 5-419
Present Owner: Everett M. & Jewell J. Huff
Address: Route 1, Earlysville, VA
Present Use: Rental Property (Residence)
Original Owner: James A. Gardner
Original Use: Rental Property or Residence

BASE DATA

Historic Name: Gardner-Mays Cottage
Date/Period: 1891
Style: Vernacular
Height to Cornice:
Height in Stories: 2
Present Zoning: R-2
Land Area (sq.ft.): 35' x 78' (2730 sq. ft.)
Assessed Value (land + imp.):

ARCHITECTURAL DESCRIPTION

This is typical of the many small workers' cottages built in Fifeville in the 1890's and is one of very few remaining in its original form, without additions or new siding. It is a very simple one-over-one-room stucco cottage on a low foundation with an original one-room rear wing. Both sections have medium-pitched gable roofs with boxed cornices. They were originally wooden-shingled, but are now covered with standing-seam tin. A stucco-covered brick chimney with very short weatherings is located exterior to the two-storey section, between it and the wing. Windows are double-sash, six-over-six light, with architrave trim. A one-storey porch covers the two-bay facade. It has a tin hip roof with chamfered square posts and horizontal plank railing. The back porch has a tin shed roof with exposed rafter ends. Part of it has been enclosed for a bathroom. The entrance to this three-room cottage is into a small area to one side of the living room, from which a single flight of stairs rises between walls into the single room on the second level, where it is enclosed by a simple railing. Interior doors are board-and-batten, and windows and doors have plain trim. There were originally two fireplaces with simple mantels in the two-storey section, but both have been closed.

HISTORICAL DESCRIPTION

The railroad is said to have financed the construction of a number of three-room workers' cottages in Fifeville in the 1890's, identical except that the one-storey wing is located at the rear in some and at the side in others. James A. Gardner purchased Lot 2 west of Fife's Addition (74½' side and extending 148' between Grove and King Streets) in 1891 (City DB 2-328) and built two cottages on the Grove Street end of the lot the same year. A later owner built two more identical cottages on the King Street end circa 1905. This cottage at 1022 (originally 1212) Grove Street was sold separately from the others in 1910 (DB 22-72). It has passed through many ownerships in its 87-year history and has usually been used as rental property, except for the period 1947 - 1967 when it was owned and occupied by Charles J. and Ada L. Mays (DB 130-412, 285-128). The present owners bought it in 1977 (DB 388-595). Additional Deed References: City DB 4-425, 8-119, 13-126, 16-230 & 239, 21-93, 31-51, 74-416, 78-96, 115-484, 116-375, 117-43, 347-81, 352-369; WB 5-224.

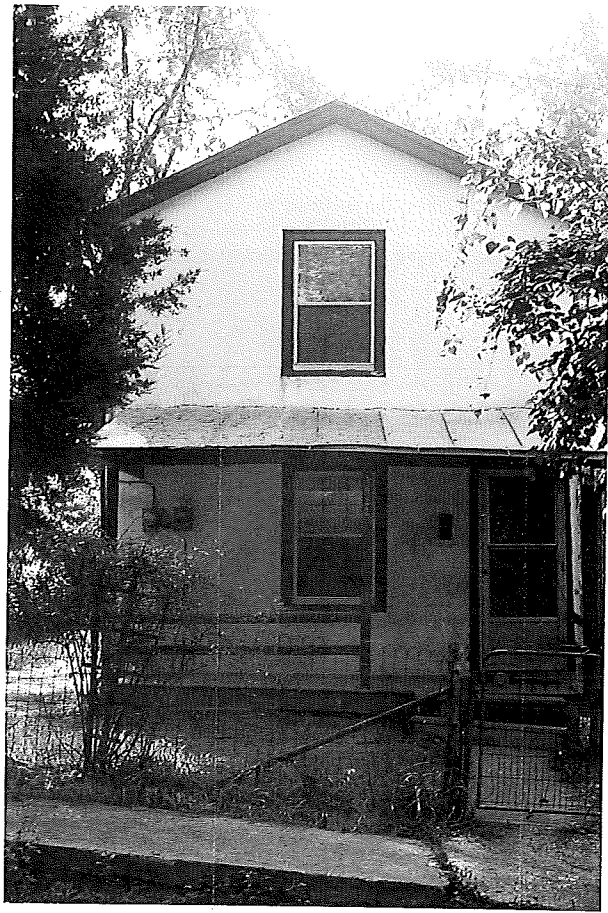
GRAPHICS

CONDITIONS

Good

SOURCES

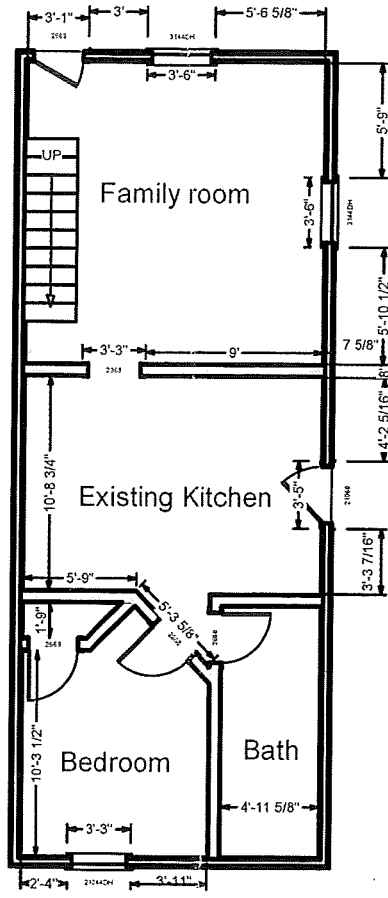
City Records
Everette M. Huff



1978? Photos

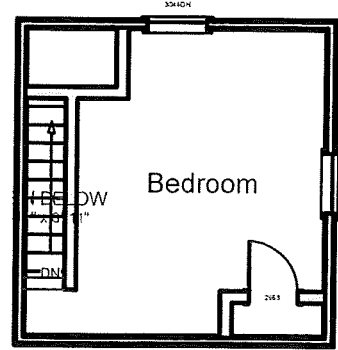


1994 Photos



LIVING AREA
656 sq ft

Existing 1st floor



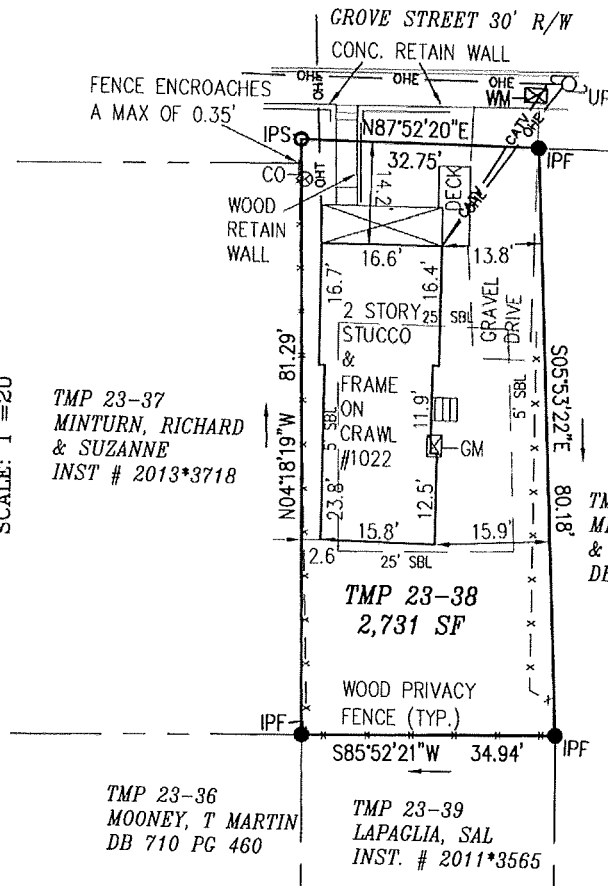
LIVING AREA
234 sq ft

Existing 2nd floor

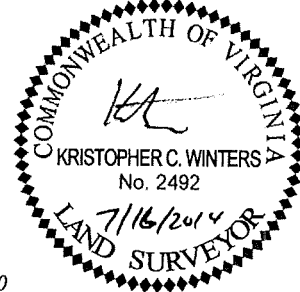
Attachment #3
1022 Grove St



TMP 23-37
MINTURN, RICHARD
& SUZANNE
INST # 2013*3718



PLAT NORTH
DB 757 PG 454



TMP 23-40
MITCHELL, JEFFERY
& LEE
DB 810 PG 504

TMP 23-38
2,731 SF

LEGEND

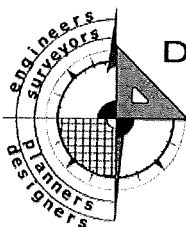
- IPF IRON PIN FOUND
- IPS IRON PIN SET
- CO SANITARY CLEANOUT
- GM GAS METER
- UP UTILITY POLE
- WM WATER METER
- OHE OVERHEAD ELECTRIC
- CATV OVERHEAD CABLE LINE
- OHT OVERHEAD TELEPHONE LINE
- SBL SET BACK LINE

TMP 23-36
MOONEY, T MARTIN
DB 710 PG 460

TMP 23-39
LAPAGLIA, SAL
INST. # 2011*3565

NOTES:

1. THIS PLAT HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND DOES NOT THEREFORE NECESSARILY INDICATE ALL ENCUMBRANCES ON THE PROPERTY SHOWN HEREON AND SAID PROPERTY MAY BE SUBJECT TO INFORMATION DISCLOSED ON A TITLE REPORT BY A LICENSED ATTORNEY.
2. THIS PLAT HAS BEEN PREPARED FROM AN ACTUAL FIELD SURVEY DONE AS PER THE DATE OF THIS PLAT USING MONUMENTS FOUND TO EXIST AT THE TIME OF THIS SURVEY. THERE ARE NO VISIBLE EASEMENTS OR ENCROACHMENTS EXCEPT AS SHOWN.
3. THE AREA SHOWN HEREON IS LOCATED IN ZONE "X" AND DOES NOT FALL WITHIN FLOOD HAZARD ZONE "A" FOR A 100 YEAR FLOOD AS SHOWN ON FEMA MAP NO 51003C0288D. THIS DETERMINATION HAS BEEN MADE BY GRAPHIC METHODS, NO ELEVATION STUDY HAS BEEN PERFORMED AS A PORTION OF THIS PROJECT.
4. ABOVE FRONT YARD SETBACK SHOWN PER SECTION 34-353 OF CITY OF CHARLOTTESVILLE MUNICIPAL ZONING REGULATIONS. HOWEVER, UNDER SUBSECTION (b(1)) "ON ANY LOT WHERE FORTY (40) PERCENT OR MORE OF THE LOTS LOCATED WITHIN FIVE HUNDRED (500) FEET IN EITHER DIRECTION, FRONTING ON THE SAME SIDE OF THE STREET, HAVE FRONT YARDS GREATER OR LESS THAN THE MINIMUM FRONT YARD SPECIFIED IN SUBPARAGRAPH (A), ABOVE, THE REQUIRED FRONT YARD FOR SUCH LOT SHALL BE THE AVERAGE DEPTH OF THE EXISTING FRONT YARDS WITHIN FIVE HUNDRED (500) FEET."



Dominion Engineering

172 South Pantops Drive
Charlottesville, VA 22911
434.979.8121 (p)
434.979.1681 (f)
dominioneng.com

PHYSICAL SURVEY
TMP 23-38
PORTION OF LOT 2
FIFE'S ADDITION
CITY OF CHARLOTTESVILLE, VA

DATE: 07-16-14	REVISION	DRAWN BY: SDD	SHEET: V1
PROJECT NO: 14.0076	REVISION	CHECKED BY: KCW	1 OF 1

Attachment #2



Grove St



**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

JUL 21 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 CRESTLINE INVESTMENTS LLC Applicant Name JEFF EASTER REMODELING
Project Name/Description 1022 GROVE ST Parcel Number 230038000
Property Address 1022 GROVE ST

Applicant Information

Address: 407 F MONTICELLO RD
CHARLOTTESVILLE VA 22902
Email: OFFICE@JEFFEASTERREMODELING.COM
Phone: (W) 295-9911 (H) _____
FAX: 295-9040

Property Owner Information (if not applicant)

Address: 2567 IVY CREEK FARM RD
CHARLOTTESVILLE VA 22903
Email: KHOLZMAN@PRINCEMICHEL.COM
Phone: (W) _____ (H) 434-249-0906
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.)

[Signature] 7-17-14
Signature Date

JEFF EASTER 7/17/14
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] 7-17-14
Signature Date

KRISTIN S HOLZMAN 7/17/14
Print Name Date

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

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

- ① PROPOSED CHANGES ② PHOTO ③ PLAT ④ PLANS

For Office Use Only
Received by: [Signature]
Date: _____
Fee paid: \$125.00 Cash/Ck. # 17190
Date Received: 7/21/2014
P14-0108
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

Office @ Jeffeasterremodeling.com
greg@CvilleRealEstate.net
kholzman@princemichel.com

REVISION TO BAR APPLICATION FOR
CERTIFICATE OF APPROPRIATENESS

RECEIVED

AUG 01 2014

NEIGHBORHOOD DEVELOPMENT SERVICES

OWNER: CRESTLINE INVESTMENTS, LLC

APPLICANT: JEFF EASTER REMODELING

PROPERTY 1022 GROVE ST

PARCEL 230038000

The proposed work to the structure is as follows:

The structure is currently leaning to the left as you face the house. Propose jacking up the left side of the house to straighten structure; reinforce footings and walls as necessary. All other work is dependent on being able to successfully straighten the structure.

The existing chimney is structurally unsound. We will remove the chimney, stucco over the notch in the back wall to match the existing finish on the back wall, and repair the roof with shingles to match the existing roof.

We will replace the existing aluminum siding on the back addition with board and batten siding and paint it to match the existing stucco color.

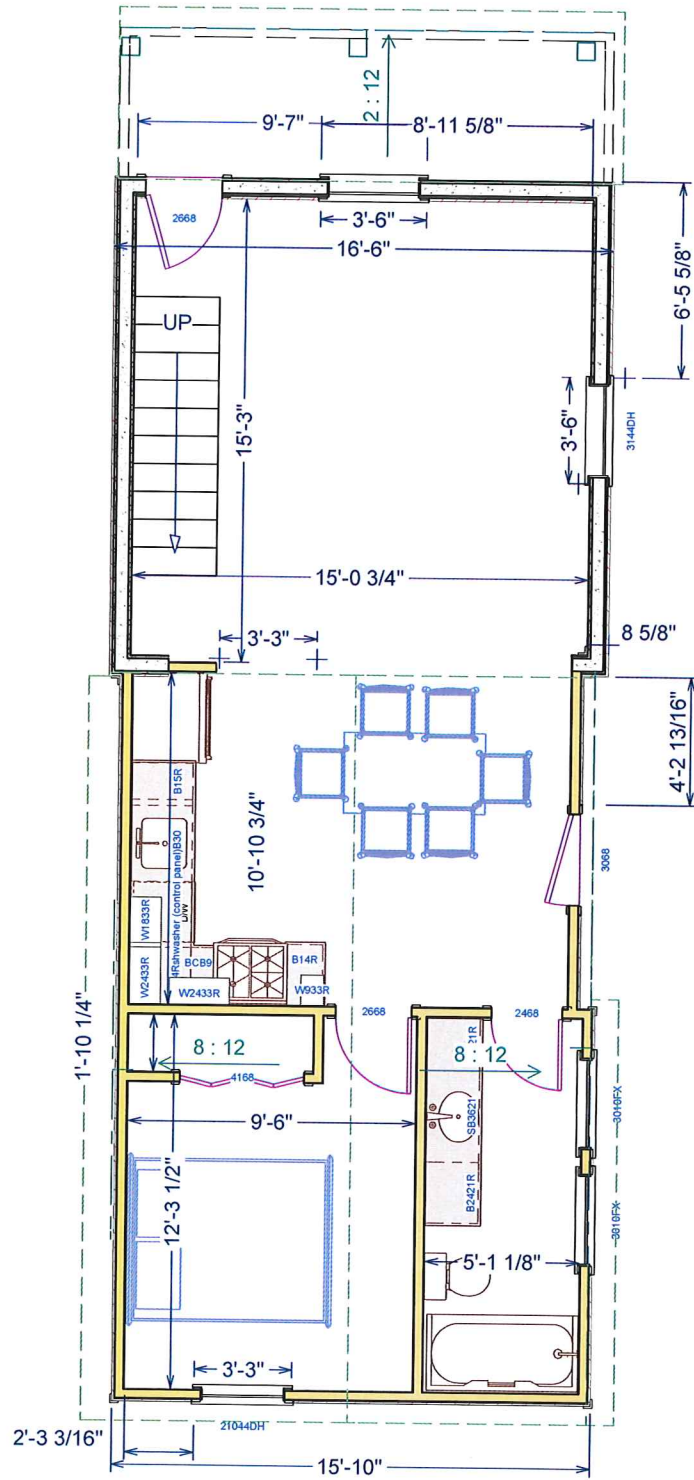
All existing doors and windows are functional and will remain in place.

Interior work will consist of the following: the existing interior will be demolished except for the framing; the following will be installed—all new insulation, new electrical wiring, new plumbing, new HVAC system; the family room will be opened up into the existing kitchen; the kitchen will be remodeled; add shower to existing one half bath upstairs; remodel existing bath on first floor.

There will be no changes to the footprint of the house. The house from the front will appear the same as it is now. There will be no height or width extensions.

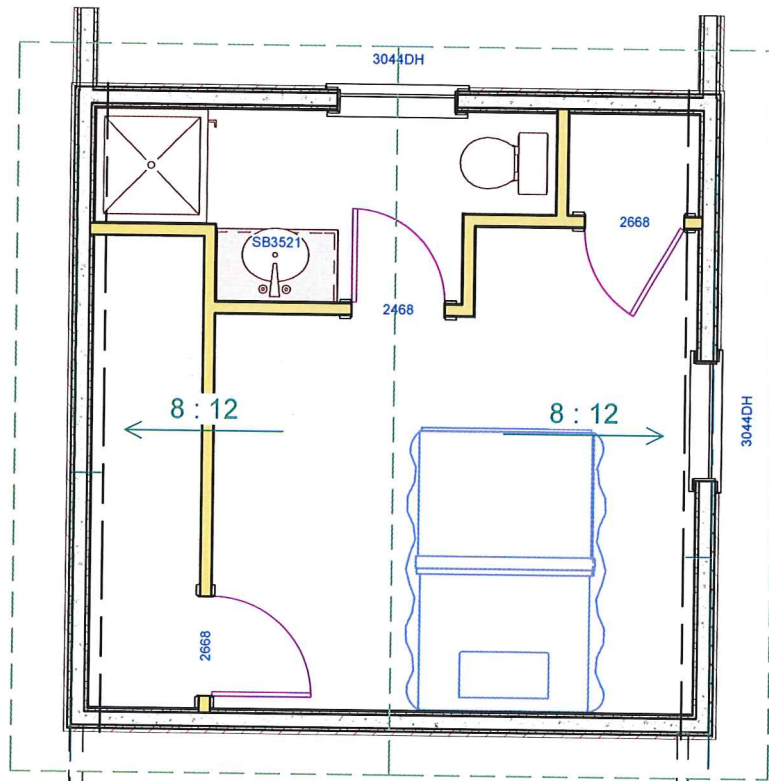
No landscape work is anticipated

Front

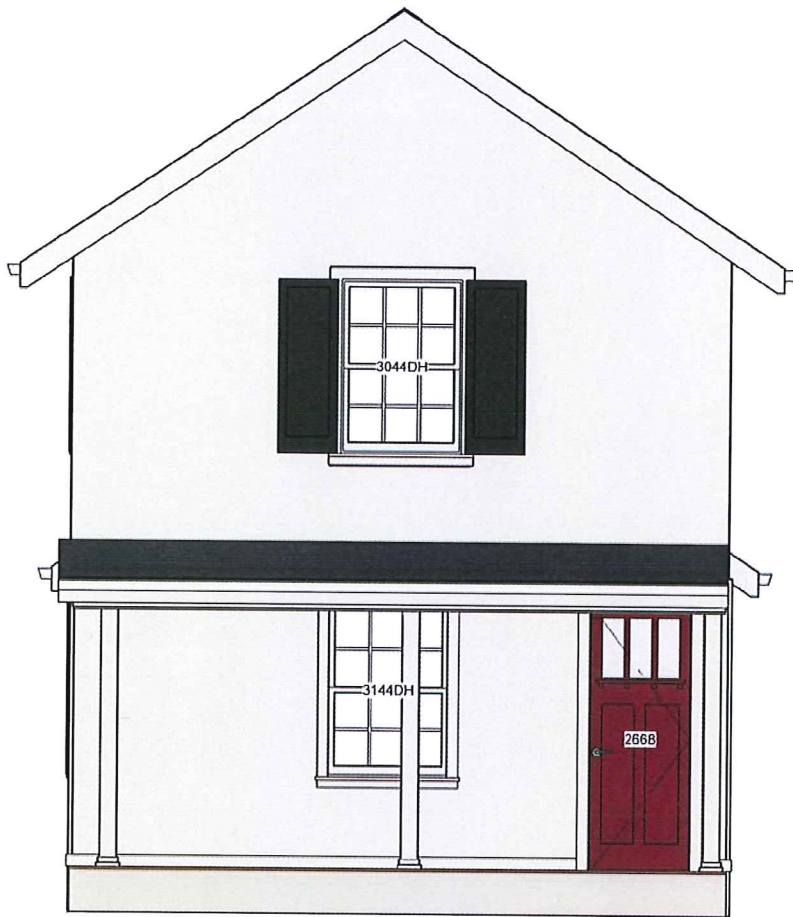


LIVING AREA
712 sq ft

Front



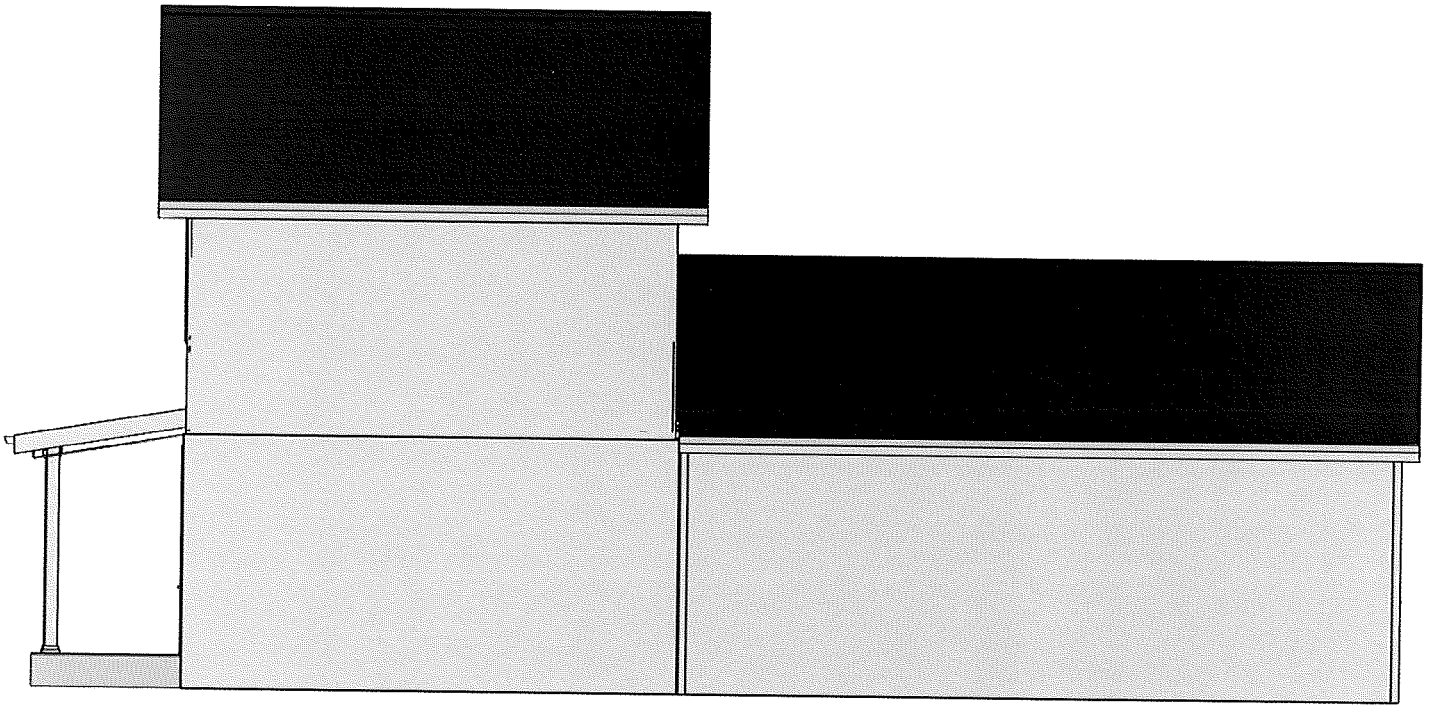
LIVING AREA
254 sq ft



Front of House

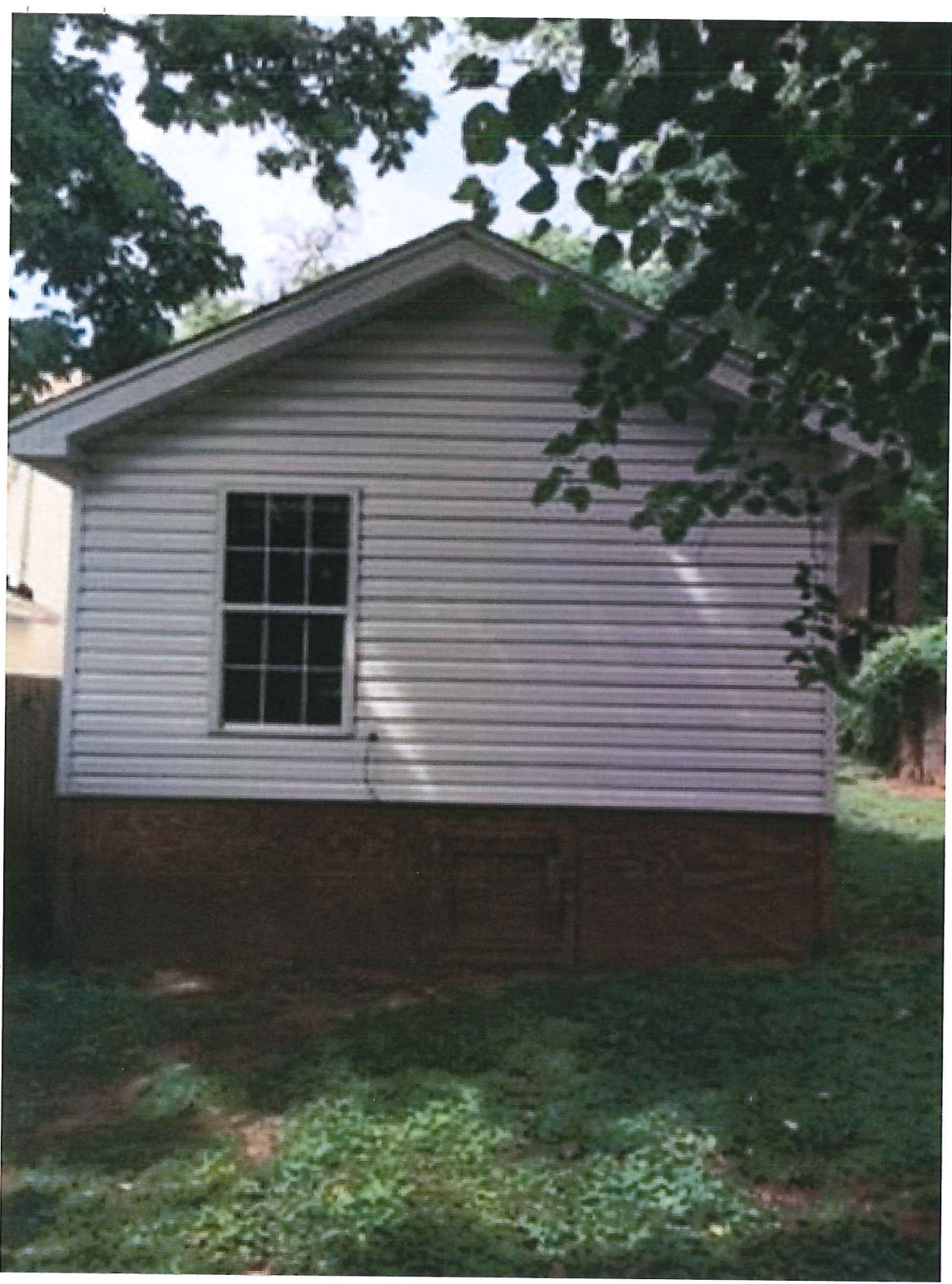


Left Side



Right Side







1022 Grove St Left Side







1022 Grove St Right Side



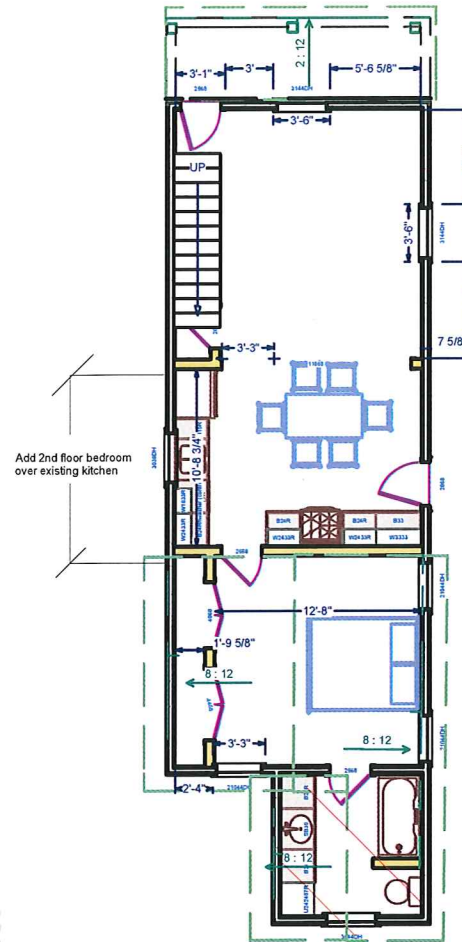
LIVING AREA
656 sq ft

Existing 1st floor

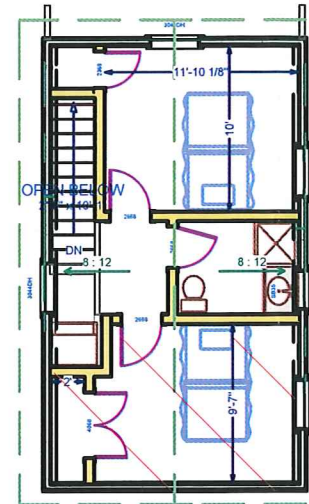


LIVING AREA
234 sq ft

Existing 2nd floor



LIVING AREA
826 sq ft



New proposed plan adding 2nd floor bedroom and master bath off 1st floor

All exterior finishes to match existing.
Remove vinyl siding and replace with stucco finish.
Roof material will match existing

These drawings are the proprietary work product and property of Hunt Country Construction LTD., developed for exclusive use of Hunt Country Construction LTD. Use of these drawing and concepts contained therein without the written permission of Hunt Country Construction LTD. is prohibited and may subject you to a claim for damages from Hunt Country Construction LTD.

JEFF EASTER
REMODELING

DESIGN-BUILD COMPANY
(434) 295-9911

407 F Monticello Rd
Charlottesville, Va. 22902
(434) 295-9911 office

jeffeasterremodeling.com

Building contractor to review and verify all dimensions, specs, and connections before construction begins

Drawings
By
Jeff Easter

Project Name:

1022 Grove St

Date:
7/21/2014

1/4" = 1'

Page #
1