

From: Scala, Mary Joy
Sent: Thursday, February 19, 2015 1:41 PM
To: 'John Matthews'
Subject: BAR Action February 17, 2015 - 1532, 1534, 1536, and 1538 Virginia Ave.

February 19, 2015

RE: Certificate of Appropriateness Application

BAR 15-02-01

1532, 1534, 1536 and 1538 Virginia Ave

Tax Parcel 090123000

Jeannie and Roger Davis, TRUS, Owner/ Mitchell/Matthews Architects, Applicant

Demolition of 1532, 1534, 1536, and 1538 Virginia Ave.

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on February 17, 2015. The following action was taken:

The BAR denied (5-1 with Graves opposed) the proposed demolitions of 1532, 1534, and 1536 Virginia Avenue because they did not meet the standards and guidelines for demolitions.

1538 Virginia Avenue is not a contributing structure, so you may demolish that building without BAR review.

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.

If you want to listen to the actual discussion and motion, I can email a link to the audio tape when I receive it.

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
February 17, 2015**



Certificate of Appropriateness Application

BAR 15-02-01

1532, 1534, 1536 and 1538 Virginia Ave

Tax Parcel 090123000

Jeannie and Roger Davis, TRUS, Owner/ Mitchell/Matthews Architects, Applicant

Demolition of 1532, 1534, 1536, and 1538 Virginia Ave

Background

1532 Virginia Avenue, ca. 1915, and 1534 Virginia Avenue, ca. 1925, are vernacular style, one-story frame dwellings with stucco cladding.

1536 Virginia Avenue, ca. 1925, is a vernacular, 1-1/2 story frame dwelling with stucco cladding.

These three buildings are contributing structures in the Rugby Road-University Circle-Venable Neighborhood ADC district.

1538 Virginia Avenue, ca. 1986, is non-contributing, so need not be reviewed for demolition.

Application

The applicant is requesting approval to demolish all the buildings.

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 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;

1532 Virginia Avenue was built ca. 1915; 1534 and 1536 Virginia Avenue were built ca. 1925.

(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;

This property is located within the Rugby Road-University Corner historic district, listed on the National Register and Virginia Landmarks Register. All three structures were inventoried in the 1983 document.

(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;

There are no known associations.

(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;

Though the buildings do not have any significant architectural features, their form, scale, and use are becoming increasingly rare in the Venable Neighborhood ADC District.

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

1532-34-36 Virginia Avenue could be reproduced, but they would not be historic.

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

The frame and stucco buildings have probably not been altered much over the years. 1532 had a small front porch that has been removed. 1534 retains its Gothic attic vents.

(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.

These buildings are linked to other simple dwellings in the Venable neighborhood that have been converted to student rentals over the years. The placement of the 1980's apartment building behind these three structures detracts somewhat from their vernacular appeal. The buildings in the immediate Virginia Avenue area are mostly larger, brick 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;

No structural report has been submitted. The buildings appear to be in fair condition.

(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

The applicant intends to raze all the buildings on the site.

(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.*

There is no public necessity.

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

The public purpose is to save tangible evidence and reminders of the people of Charlottesville, their stories, and their buildings. It is important to protect a broad spectrum of historic resources so that the sense of community continuity and belonging will be meaningful to all of the City's residents.

4. *The existing character of the setting of the structure or area and its surroundings.*
This is a medium density residential area zoned UMD. Despite the large newer apartments on 15th Street, and the recently constructed apartment on Virginia Avenue, none of which were reviewed by the BAR, the district retains its residential character with a certain amount of landscaping and large trees.
5. *Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.*
Relocation would not be practical.
6. *Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.*
Each demolition negatively affects the critical mass of the historic district, and increases the vulnerability of remaining historic buildings.
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.*
8. No structural report has been submitted. The buildings appear to be in fair condition.

Discussion and Recommendations

The BAR does not consider what the possible new use of the property would be, only whether or not the buildings merit preservation.

Suggested Motion:

Having considered the standards set forth within the City Code, including City Design Guidelines for Demolition, I move to find that the proposed demolition of 1532-1534-1536 Virginia Avenue satisfies (does not satisfy) the BAR's criteria and guidelines and is (is not) compatible with this property and other properties in the Rugby Road-University Circle-VenableNeighborhood ADC district, and that the BAR approves (denies) the application as submitted.



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

RECEIVED

JAN 27 2015

NEIGHBORHOOD DEVELOPMENT SERVICES

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

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 Jeanne and Roger Davis, TRUS Applicant Name MITCHELL / MATTHEWS ARCHITECTS
 Project Name/Description 1532, 1534, 1536, & 1538 VIRGINIA AVE Parcel Number 090123000
 Property Address 1532, 1534, 1536, & 1538 VIRGINIA AVENUE

Applicant Information

Address: P.O. BOX 5603
CHARLOTTESVILLE, VA 22905
Email: _____
Phone: (W) jm@mitchellmatthews.com
FAX: (w) 434-979-7550
(f) 434-979-5220

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (H) _____
FAX: _____

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] 1.27.15
 Signature Date
JOHN MATTHEWS 01-27-2015
 Print Name Date

Property Owner Permission (if not applicant)

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

 Signature Date

 Print Name Date

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

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

DEMOLITION OF BUILDINGS AND OTHER SITE FEATURES AT 1532, 1534, 1536, & 1538 VIRGINIA AVENUE

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

9 PAGE SUBMITTAL CONTAINING MAPS, PHOTOS, NARRATIVE, AND OTHER EXHIBITS

For Office Use Only
 Received by: [Signature]
 Fee paid: \$125.00 Cash (Ck. #) 1029
 Date Received: 1/27/2015
P15-0012
 Approved/Disapproved by: _____
 Date: _____
 Conditions of approval: _____

1532, 1538 Virginia Avenue



1532

1538

| | |
|--------------------------------------|---|
| STREET ADDRESS: | 1532, 1538 Virginia Avenue |
| MAP & PARCEL: | 9-123 |
| PRESENT ZONING: | R-3 |
| ORIGINAL OWNER: | |
| ORIGINAL USE: | Residential - single family |
| PRESENT USE: | Multi-family |
| PRESENT OWNER: | Davis, Roger H.B. Jr. & Jeanne S. |
| ADDRESS: | Davis, Roger H.B. Jr. & Jeanne S. 3395 Brookside Drive Charlottesville Va. 22901 |
| DATE/ PERIOD: | Ca. 1915; 1986 |
| STYLE: | Vernacular |
| HEIGHT IN STORIES: | 1.0 stories |
| DIMENSIONS AND LAND AREA: | 0.761 acres |
| SOURCES: | Charlottesville City Records and 2004 Architectural Survey |
| CONTRIBUTING: | Yes; No for modern apartment |

ARCHITECTURAL DESCRIPTION

This 1-story, 3-bay, vernacular dwelling at 1532 was constructed ca. 1915. Details include: frame construction with stucco cladding; 2 story at rear; gable roof; symmetrical 3-bay front; 2/2 windows; plain frieze; and interior brick flue. Like many other houses on the south side of Virginia Avenue, this house has a full basement entered at grade at the rear and side. It is a contributing resource in the District. The 2-story apartment building behind it (#1538) was constructed in 1986 and is a non-contributing resource in the District.



**VIRGINIA
HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM**

File No. 104-130
Negative no(s). 7216

Street address 1532 Virginia Ave.
Town/City Charlottesville

Historic name _____ Common name _____

Material

wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)
 brick (bond: Flemish, stretcher, _____-course American, _____)
 stone (random rubble, random ashlar, coursed ashlar, _____)
 log (siding: weatherboard, shingle, aluminum, bricktex, _____)
 stucco unpainted; gray-brown color cast iron
 concrete block terra cotta
 enameled steel glass and metal
 other: _____

| Number of Stories | Roof Type | Roof Material |
|---|--|---|
| <input checked="" type="checkbox"/> 1 <i>1 1/2</i> <input type="checkbox"/> 2 1/2 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____ | <input type="checkbox"/> shed <input type="checkbox"/> mansard <input checked="" type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input type="checkbox"/> parapet <input type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____ | <input type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input checked="" type="checkbox"/> composition <input type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____ |

| Dormers | Number of bays — Main facade |
|--|---|
| <input checked="" type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented | <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____ |

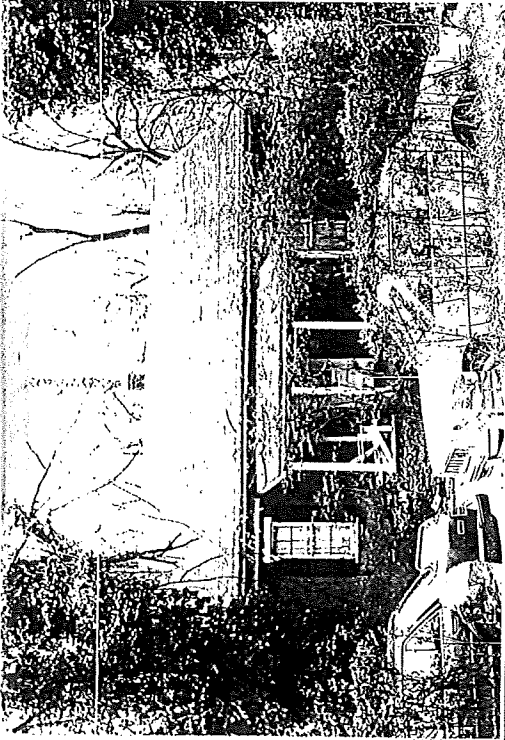
| Porch | Stories | Bays | General description |
|---|---|---|--|
| <input checked="" type="checkbox"/> yes <input type="checkbox"/> no | <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____ | <input checked="" type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____ | Shed-roofed porch with narrow square wooden posts. |

Building type

| | | | |
|--|---|--|-------------------------------------|
| <input checked="" type="checkbox"/> detached house | <input type="checkbox"/> garage | <input type="checkbox"/> government | <input type="checkbox"/> industrial |
| <input type="checkbox"/> detached town house | <input type="checkbox"/> farmhouse | <input type="checkbox"/> commercial (office) | <input type="checkbox"/> school |
| <input type="checkbox"/> row house | <input type="checkbox"/> apartment building | <input type="checkbox"/> commercial (store) | <input type="checkbox"/> church |
| <input type="checkbox"/> double house | <input type="checkbox"/> gas station | <input type="checkbox"/> railroad | <input type="checkbox"/> _____ |

Style/period Vernacular Date *date* 1920 Architect/builder *ca. 1910-20*

Location and description of entrance Central entrance; plain.



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

Like other houses on this side of Virginia Ave, the basement is entered at grade at the rear. A short walkway connects the sidewalk to the house, which is built on the edge of a steep ravine.

Historical information

Source

Surveyed by Jeff O'Dell, VIILC Date 4-83; 8-83

1534 Virginia Avenue



| | |
|--------------------------------------|---|
| STREET ADDRESS: | 1534 Virginia Avenue |
| MAP & PARCEL: | 9-123 |
| PRESENT ZONING: | R-3 |
| ORIGINAL OWNER: | |
| ORIGINAL USE: | Multi-family |
| PRESENT USE: | Multi-family |
| PRESENT OWNER: | Davis, Roger H.B. Jr. & Jeanne S. |
| ADDRESS: | Davis, Roger H.B. Jr. & Jeanne S. 3395 Brookside Drive Charlottesville Va. 22901 |
| DATE/ PERIOD: | Ca. 1925 |
| STYLE: | Vernacular |
| HEIGHT IN STORIES: | 1.0 stories |
| DIMENSIONS AND LAND AREA: | 0.761 acres |
| SOURCES: | Charlottesville City Records and 2004 Architectural Survey |
| CONTRIBUTING: | Yes |

ARCHITECTURAL DESCRIPTION

This vernacular, stuccoed dwelling was constructed in the 1920s. Details include: 1 story at front and 2 story at rear; gable roof; 2-bay front; 1-bay shed-roofed front porch; Gothic-arched attic vent in gable-end; and multi-light windows. Built just back from the street on the side of a steep ravine, this house is a full two stories at the rear and contributes to the District.



VIRGINIA
HISTORIC LANDMARKS COMMISSION
HISTORIC DISTRICT SURVEY FORM

File No. 104-130

Negative no(s). 7216

Page 1 of 2

Street address 1534 Virginia Ave.
 Town/City Charlottesville

Historic name _____ Common name _____

Material
 wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)
 brick (bond: Flemish, stretcher, _____-course American, _____)
 stone (random rubble, random ashlar, coursed ashlar, _____)
 log (siding: weatherboard, shingle, aluminum, bricktex, _____)
 stucco painted light green cast iron
 concrete block terra cotta
 enameled steel glass and metal
 other: _____

| Number of Stories | Roof Type | Roof Material |
|---|--|---|
| <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2½ <input type="checkbox"/> 1½ <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> _____ | <input type="checkbox"/> shed <input type="checkbox"/> mansard <input checked="" type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input type="checkbox"/> parapet <input type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____ | <input type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input checked="" type="checkbox"/> composition <input type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____ |

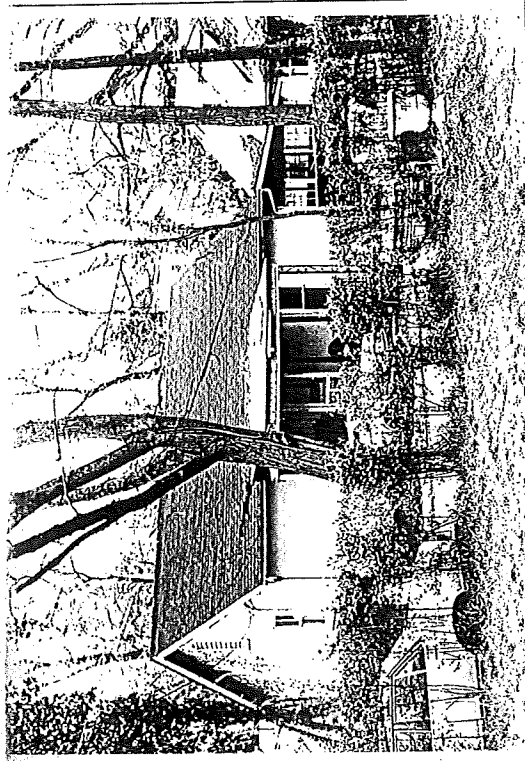
| Dormers | Number of bays — Main facade |
|--|---|
| <input checked="" type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented | <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____ |

| Porch | Stories | Bays | General description |
|---|--|---|--|
| <input checked="" type="checkbox"/> yes <input type="checkbox"/> no <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____ | <input type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____ | <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 3 <input type="checkbox"/> _____ | Plain shed-roofed front porch with modern iron supports. |

Building type
 detached house garage government industrial
 detached town house farmhouse commercial (office) school
 row house apartment building commercial (store) church
 double house gas station railroad _____

Style/period Vernacular Date c. 1920s Architect/builder _____

Location and description of entrance Plain entrance.



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

the side of
 This house is built on a steep ravine, with the lower story built above grade at the rear (S). A glassed-in wooden porch extends at the west gable end.

Historical information

Source Sarborn maps

Surveyed by Jeff O'Dell, VHLC Date 34-83; 8-83

1536 Virginia Avenue



| | |
|--------------------------------------|---|
| STREET ADDRESS: | 1536 Virginia Avenue |
| MAP & PARCEL: | 9-123 |
| PRESENT ZONING: | R-3 |
| ORIGINAL OWNER: | |
| ORIGINAL USE: | Multi-family |
| PRESENT USE: | Multi-family |
| PRESENT OWNER: | Davis, Roger H.B. Jr. & Jeanne S. |
| ADDRESS: | Davis, Roger H.B. Jr. & Jeanne S. 3395 Brookside Drive Charlottesville Va. 22901 |
| DATE/ PERIOD: | Ca. 1925 |
| STYLE: | Vernacular |
| HEIGHT IN STORIES: | 1.5 stories |
| DIMENSIONS AND LAND AREA: | 0.761 acres |
| SOURCES: | Charlottesville City Records and 2004 Architectural Survey |
| CONTRIBUTING: | Yes |

ARCHITECTURAL DESCRIPTION

This vernacular, gable-end, stuccoed dwelling was constructed in the 1920s and has the following details: 1 ½ stories at front and 2 ½ stories at rear; gable roof with one side dormer; symmetrical 3-bay gable-end front; 1-bay shed-roofed front porch with square posts; 2/2-sash windows; and central flue. Built on the side of a ravine, this house is linked to the street by a short bridge and contributes to the District.



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s). 7216

Page 1 of 2

Street address 1536 Virginia Ave.
Town/City Charlottesville

Historic name _____ Common name _____

Material

wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)

brick (bond: Flemish, stretcher, _____-course American, _____)

stone (random rubble, random ashlar, coursed ashlar, _____)

log (siding: weatherboard, shingle, aluminum, bricktex, _____)

stucco painted light yellow

concrete block cast iron

enameled steel terra cotta

other: _____ glass and metal

| Number of Stories | Roof Type | Roof Material |
|--|--|---|
| <input type="checkbox"/> 1 <input checked="" type="checkbox"/> 2 1/2 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____ | <input type="checkbox"/> shed <input type="checkbox"/> mansard <input checked="" type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input type="checkbox"/> parapet <input type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____ | <input type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input checked="" type="checkbox"/> composition <input type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____ |

| Dormers | Number of bays — Main facade |
|---|---|
| <input type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 4 <input checked="" type="checkbox"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented | <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____ |

| Porch | Stories | Bays | General description |
|---|---|---|----------------------------------|
| <input checked="" type="checkbox"/> yes <input type="checkbox"/> no | <input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____ | <input checked="" type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____ | Shed-roofed distyle front porch. |

Building type

detached house garage government industrial

detached town house farmhouse commercial (office) school

row house apartment building commercial (store) church

double house gas station railroad _____

Style/period Vernacular Date c. 1920s Architect/builder _____

Location and description of entrance



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

This house is considerably larger than it seems from the street, being entered at grade at the W side and rear. The gable endfaces to the front, unlike neighboring houses on the street, and there is a separate apartment entry at the lower level, W side.

Historical information

Source *Sanborn Maps*

Surveyed by Jeff O'Dell, VHLC Date 4-83; 8-83



VIRGINIA AVENUE

**DEMOLITION REQUEST
JANUARY 27, 2015**

MITCHELL/MATTHEWS ARCHITECTS
434.979.7550

DEMOLITION JUSTIFICATION / CRITERIA

Request is hereby made to the City of Charlottesville's Board of Architectural Review for the demolition of 1532, 1534, 1536 and 1538 Virginia Avenue. As the attached photographs and site plan attempt to show, these buildings possess no redeeming architectural or historical value or qualities that warrant special consideration. According to the Rugby Road – University Circle – Venable Neighborhood ADC District survey, the buildings are briefly described as follows:

1532 is a framed, 1-story, 3-bay vernacular dwelling with shingle gable roof, stucco cladding, 2/2 windows, plain frieze and interior brick flue. Like many other houses on the south side of Virginia Avenue, this house has a full basement entered at grade at rear and side.

1534 is a framed vernacular dwelling with stucco cladding, 1-story at the front, 2-story at the rear, 2-bay front, shingle gable roof, gothic-arched attic vent and multi-light windows. Built just back from the street on the side of a steep ravine, this house is a full two stories at the rear and contributes to the District.

1536 is a framed vernacular dwelling with stucco cladding, 1 ½ stories at the front, 2 ½ stories at the rear, gable roof with one side dormer, symmetrical 3-bay gable-end front, and central flue. Built on the side of a ravine, this house is linked to the street by a short bridge and contributes to the District.

1538 is a 2-story modern apartment building and a non-contributing resource in the District.

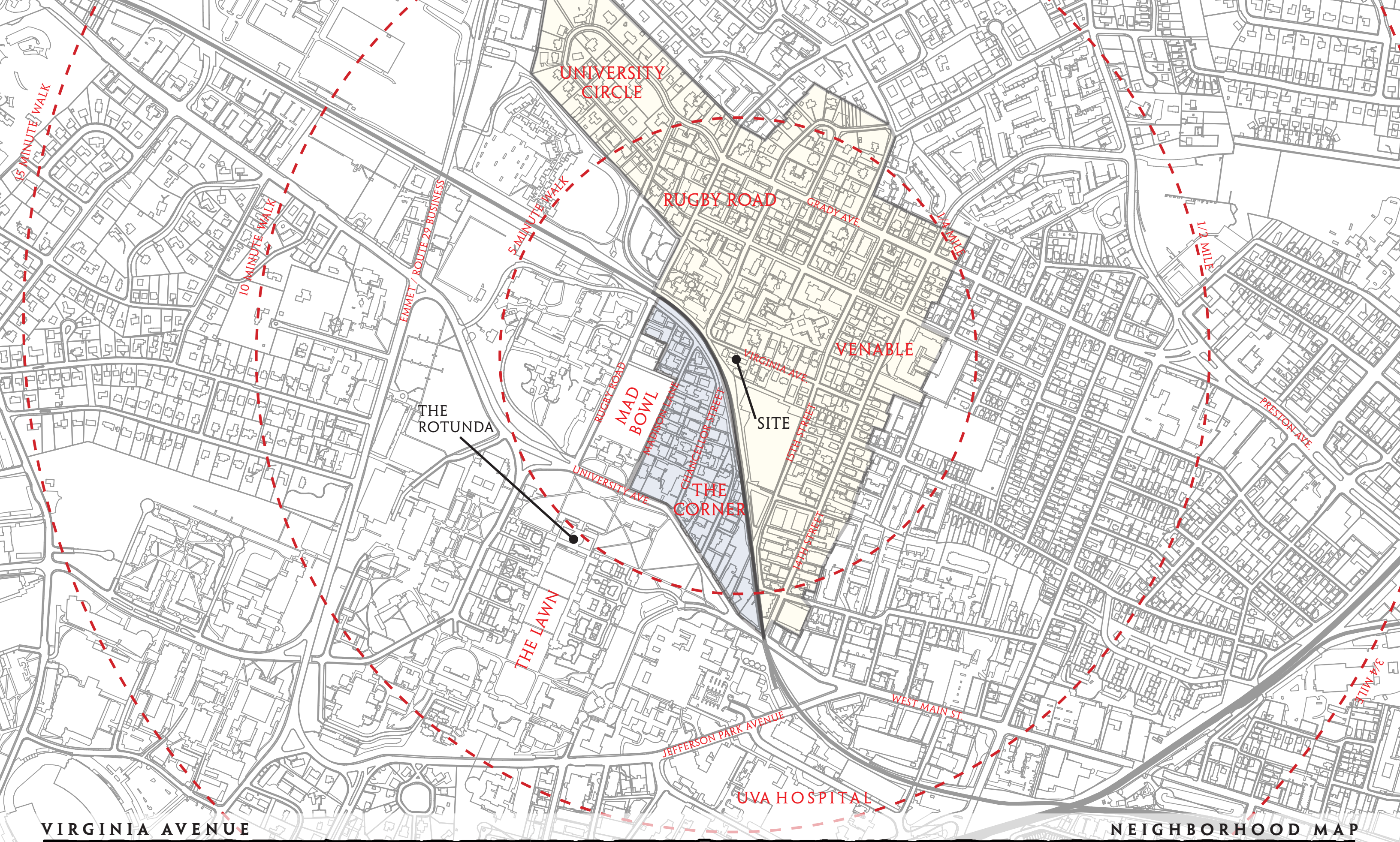
The following is an evaluation of the buildings based on the criteria for demolition as outlined in Chapter Seven of Charlottesville Architectural Design Control District Design Guidelines. We have also reviewed the city zoning ordinance and have addressed each of the demolition criteria. Responses are shown in italics.

According to City Code Section 34-278 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 of 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;
Response: The building at 1532 Virginia Avenue is approximately 100 years old. The buildings at 1534 and 1536 Virginia Avenue are approximately 90 years old, documented to have been constructed in the 1920s. The building at 1538 Virginia Ave is 29 years old.
- (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;
Response: No – none of the buildings have been individually listed on the National Register of Historic Places or the Virginia Landmarks Register.
- (3) Whether, and to what extent, the building or structure is associated with a historic person, architect or master craftsmen, or with a historic event;
Response: There is no known historic event, person, architect or master craftsman associated with the structures at 1532, 1534, 1536 and 1538 Virginia Avenue.
- (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;
Response: None of the structures or features of 1532, 1534, 1536 or 1538 Virginia Avenue are known to represent an infrequent or first/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;
Response: In our opinion, the buildings and structures at 1532, 1534, 1536 and 1538 Virginia Avenue do not possess a distinctive design, texture or material that could not be reproduced or that would warrant saving.

- (6) The degree to which distinguishing characteristics, qualities, features, or materials remain.
Response: The buildings and other site features at 1532, 1534, 1536 and 1538 Virginia Avenue will be removed in their entirety.
- (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.
Response: There is no known historic or aesthetic link of the structures at 1532, 1534 and 1536 Virginia Avenue (currently identified as contributing structures) to the other buildings or structures within the ADC and will not, we believe, adversely affect the character of the district.
- (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.
Response: No study of the overall condition and structural integrity of the buildings have been undertaken. The architectural and/or historical significance of these buildings do not, in our opinion, warrant such an exercise.
- (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 values;
Response: There are no known features, portions or materials of the buildings that have historic value and should be retained. It is proposed that the buildings will be demolished in their entirety.

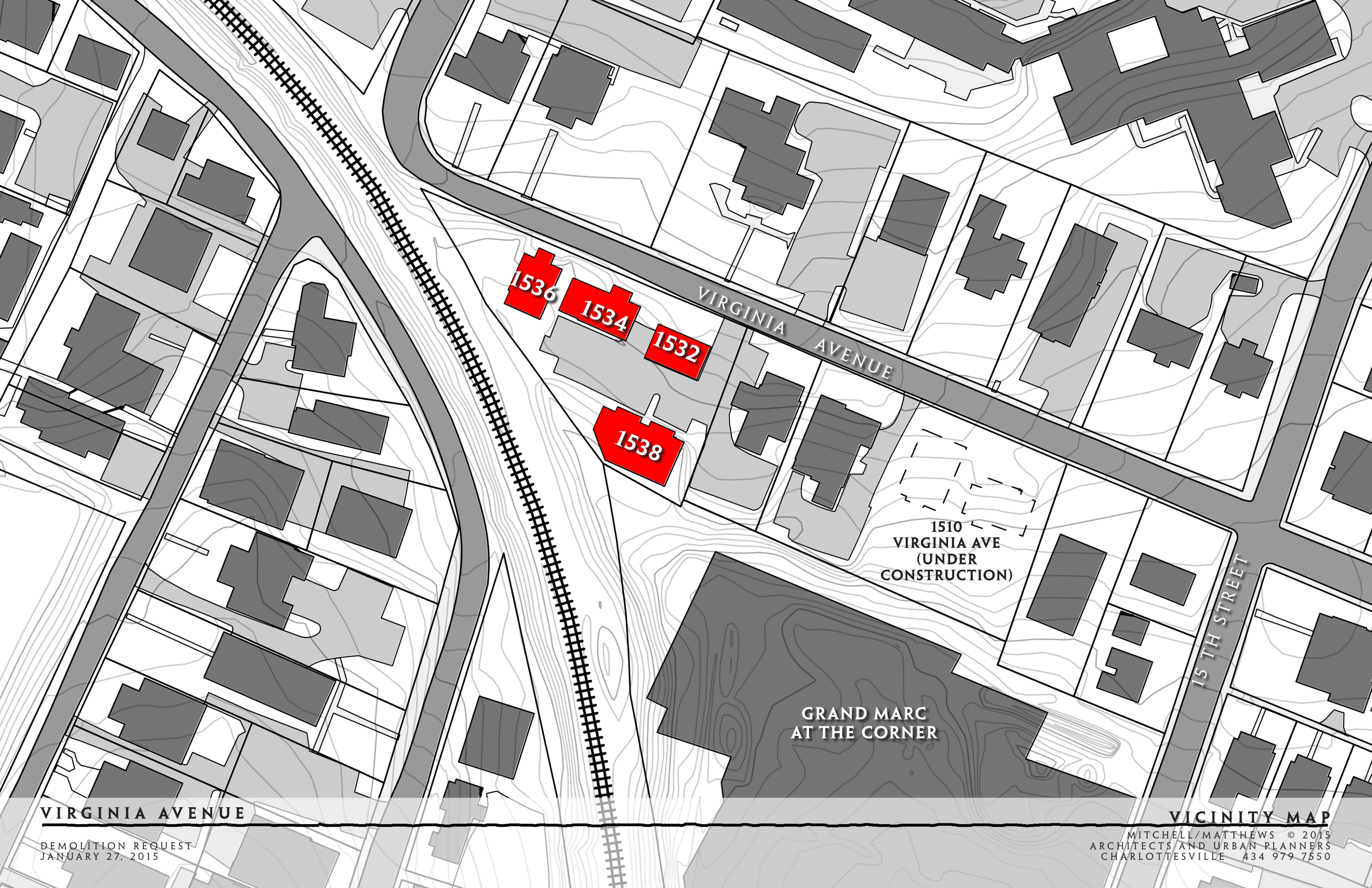


VIRGINIA AVENUE

NEIGHBORHOOD MAP

DEMOLITION REQUEST
JANUARY 27, 2015

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1536

1534

1532

1538

VIRGINIA AVENUE

1510 VIRGINIA AVE (UNDER CONSTRUCTION)

GRAND MARC AT THE CORNER

15 TH STREET

VIRGINIA AVENUE

VICINITY MAP

DEMOLITION REQUEST
JANUARY 27, 2015

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1532, 1538 Virginia Avenue



1532

1538

STREET ADDRESS: 1532, 1538 Virginia Avenue
MAP & PARCEL: 9-123
PRESENT ZONING: R-3
ORIGINAL OWNER:
ORIGINAL USE: Residential - single family
PRESENT USE: Multi-family
PRESENT OWNER: Davis, Roger H.B. Jr. & Jeanne S.
ADDRESS: Davis, Roger H.B. Jr. & Jeanne S.
 3395 Brookside Drive
 Charlottesville Va. 22901
DATE/ PERIOD: Ca. 1915; 1986
STYLE: Vernacular
HEIGHT IN STORIES: 1.0 stories
DIMENSIONS AND LAND AREA: 0.761 acres
SOURCES: Charlottesville City Records and 2004 Architectural Survey
CONTRIBUTING: Yes; No for modern apartment

ARCHITECTURAL DESCRIPTION

This 1-story, 3-bay, vernacular dwelling at 1532 was constructed ca. 1915. Details include: frame construction with stucco cladding; 2 story at rear; gable roof; symmetrical 3-bay front; 2/2 windows; plain frieze; and interior brick flue. Like many other houses on the south side of Virginia Avenue, this house has a full basement entered at grade at the rear and side. It is a contributing resource in the District. The 2-story apartment building behind it (#1538) was constructed in 1986 and is a non-contributing resource in the District.

1534 Virginia Avenue



STREET ADDRESS: 1534 Virginia Avenue
MAP & PARCEL: 9-123
PRESENT ZONING: R-3
ORIGINAL OWNER:
ORIGINAL USE: Multi-family
PRESENT USE: Multi-family
PRESENT OWNER: Davis, Roger H.B. Jr. & Jeanne S.
ADDRESS: Davis, Roger H.B. Jr. & Jeanne S.
 3395 Brookside Drive
 Charlottesville Va. 22901
DATE/ PERIOD: Ca. 1925
STYLE: Vernacular
HEIGHT IN STORIES: 1.0 stories
DIMENSIONS AND LAND AREA: 0.761 acres
SOURCES: Charlottesville City Records and 2004 Architectural Survey
CONTRIBUTING: Yes

ARCHITECTURAL DESCRIPTION

This vernacular, stuccoed dwelling was constructed in the 1920s. Details include: 1 story at front and 2 story at rear; gable roof; 2-bay front; 1-bay shed-roofed front porch; Gothic-arched attic vent in gable-end; and multi-light windows. Built just back from the street on the side of a steep ravine, this house is a full two stories at the rear and contributes to the District.

1536 Virginia Avenue

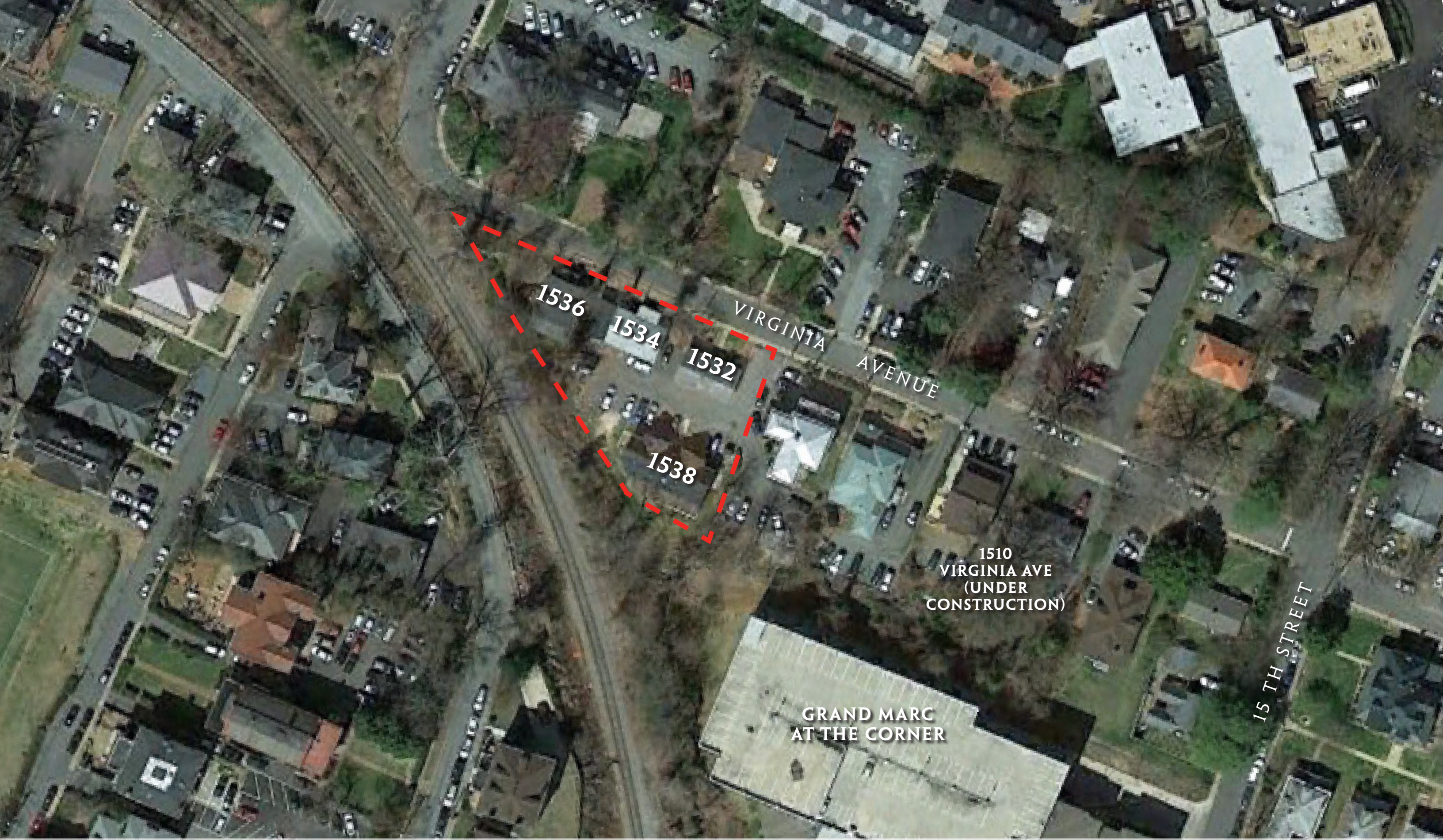


STREET ADDRESS: 1536 Virginia Avenue
MAP & PARCEL: 9-123
PRESENT ZONING: R-3
ORIGINAL OWNER:
ORIGINAL USE: Multi-family
PRESENT USE: Multi-family
PRESENT OWNER: Davis, Roger H.B. Jr. & Jeanne S.
ADDRESS: Davis, Roger H.B. Jr. & Jeanne S.
 3395 Brookside Drive
 Charlottesville Va. 22901
DATE/ PERIOD: Ca. 1925
STYLE: Vernacular
HEIGHT IN STORIES: 1.5 stories
DIMENSIONS AND LAND AREA: 0.761 acres
SOURCES: Charlottesville City Records and 2004 Architectural Survey
CONTRIBUTING: Yes

ARCHITECTURAL DESCRIPTION

This vernacular, gable-end, stuccoed dwelling was constructed in the 1920s and has the following details: 1 1/2 stories at front and 2 1/2 stories at rear; gable roof with one side dormer; symmetrical 3-bay gable-end front; 1-bay shed-roofed front porch with square posts; 2/2-sash windows; and central flue. Built on the side of a ravine, this house is linked to the street by a short bridge and contributes to the District.

Note:
All current features and structures to be removed to allow for proposed new construction.



1536

1534

1532

1538

VIRGINIA AVENUE

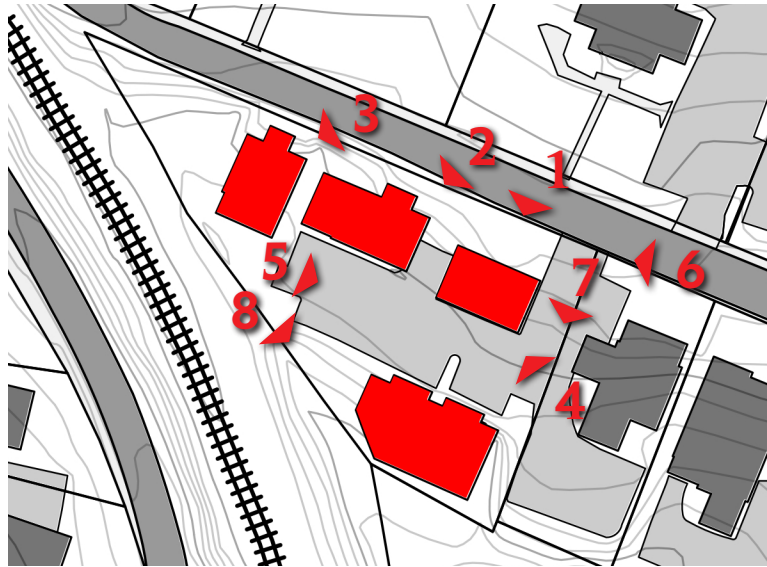
1510 VIRGINIA AVE (UNDER CONSTRUCTION)

GRAND MARC AT THE CORNER

15 TH STREET

VIRGINIA AVENUE

EXISTING SITE



VIRGINIA AVENUE

DEMOLITION REQUEST
JANUARY 27, 2015

EXISTING BUILDINGS & SITE

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VIRGINIA AVENUE

DEMOLITION REQUEST
JANUARY 27, 2015

SURROUNDING CONTEXT

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VIRGINIA AVENUE

AERIAL VIEW