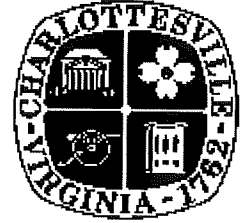


**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
February 19, 2013**



Certificate of Appropriateness in Conservation District
BAR 13-02-01
714 Locust Avenue
Tax Map 51 Parcel 69
Valorie and Davin Ford, Applicants/ Owners
Two-story rear addition

Background

Constructed in 1952, the dwelling is a contributing structure in the Martha Jefferson National Register District. (Survey form is attached.)

November 20, 2012 – The BAR approved (7-0) as submitted an application for the construction of a small porch over the central door.

Application

The applicant is proposing to construct a two- story addition with a basement to the rear of an existing house in a Conservation District. The existing house is approximately 2,324 square feet Gross Floor Area, and the proposed addition will be 1,551 square feet total GFA (0.67%).

The addition is proposed to be the same height as the original building. A side porch is slightly wider than the existing house. The proposed material for the roof is asphalt shingle and the siding is Hardi-Plank.

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:

- (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

In this case, an addition requires BAR approval if it is located partially to the side of an existing building; and if it is equal to or greater than 50% of the total GFA of the existing building.

The proposed addition is located at the rear of a structure in a Conservation District.

However, the addition will be more than 50% of the existing square footage and so should be considered for its compatibility with the architectural character of the neighborhood.

The addition does not overpower the scale of the existing building or create a footprint which is incompatible with the neighborhood. It appears that the addition's form, fenestrations, colors and materials will respect and compliment the original building.

Suggested Motions

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 addition satisfies the BAR's criteria and is compatible with this contributing property and other properties in the Martha Jefferson historic conservation district, and that the BAR approves the application as submitted.

714 Locust Avenue



TM/P: 51/69 DHR: 104-5144-0091

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1952

August 2007: Built in 1952 by building contractor Wilbur W. Crawford and his wife, Esther F. Crawford, this two-story, three-bay, common bond, side-gabled, brick dwelling has a slightly projecting central bay with a steep cross gable marking the entrance. Five concrete steps with a metal handrail approach the entrance and fluted pilasters and architrave trim surround the doorway itself. The central bay's gable has an undecorated bargeboard and three small, circular holes are punched in a triangular formation at the top of the gable. The other two bays of the 1st story feature 8/eight-sash windows. A gabled, frame dormer with a six/six-sash window sits to either side of the cross gable on the asphalt-shingle roof. A brick chimney is attached to the north elevation.

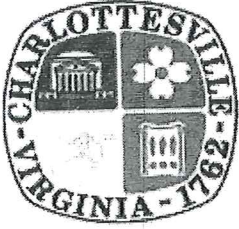
Individual Resource Status: **Single Dwelling**

Individual Resource Status: **Garage**

Contributing Total: 1

Non-Contributing Total: 1

P13-0018



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
JAN 23 2013
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 Valorie & Davin Ford Applicant Name Valorie & Davin Ford
Project Name/Description Rear Addition Parcel Number 510069000
Property Address 714 Locust Ave Charlottesville, VA 22902

Applicant Information

Address: 714 Locust Ave
Charlottesville, VA 22902
Email: VFord@kw.com
Phone: (W) 4343216900 (H) 4349738198
FAX: 516 606 3041

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? Yes/Possibly

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.)

Valorie Ford 1/28/13
Signature Date

Valorie Ford 1/28/13
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 _____

Description of Proposed Work (attach separate narrative if necessary): Rear addition of 1st floor, 2nd floor & basement & covering existing patio.

List All Attachments (see reverse side for submittal requirements): Plans showing elevations.

For Office Use Only
Received by: BSW
Fee paid: 125.00 Cash/Ck. # 1104
Date Received: 1/29/2013
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

P13-0018



JEFF EASTER
REMODELING
407 F Monticello Rd.
Charlottesville, Va. 22902
(434) 295-9811 office
jeffeasterremodeling.com

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

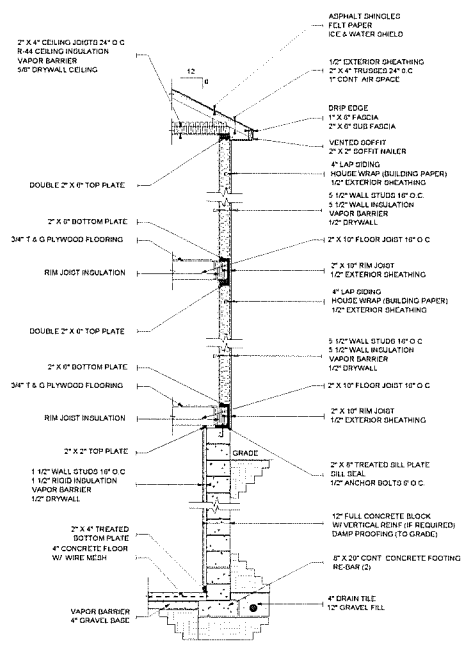
Drawings
By
Jeff Easter

Project Name:
Ford Residence
714 Locust Ave.

Date:
12/12/12

1/4" = 1'

Page #
2



South Elevation

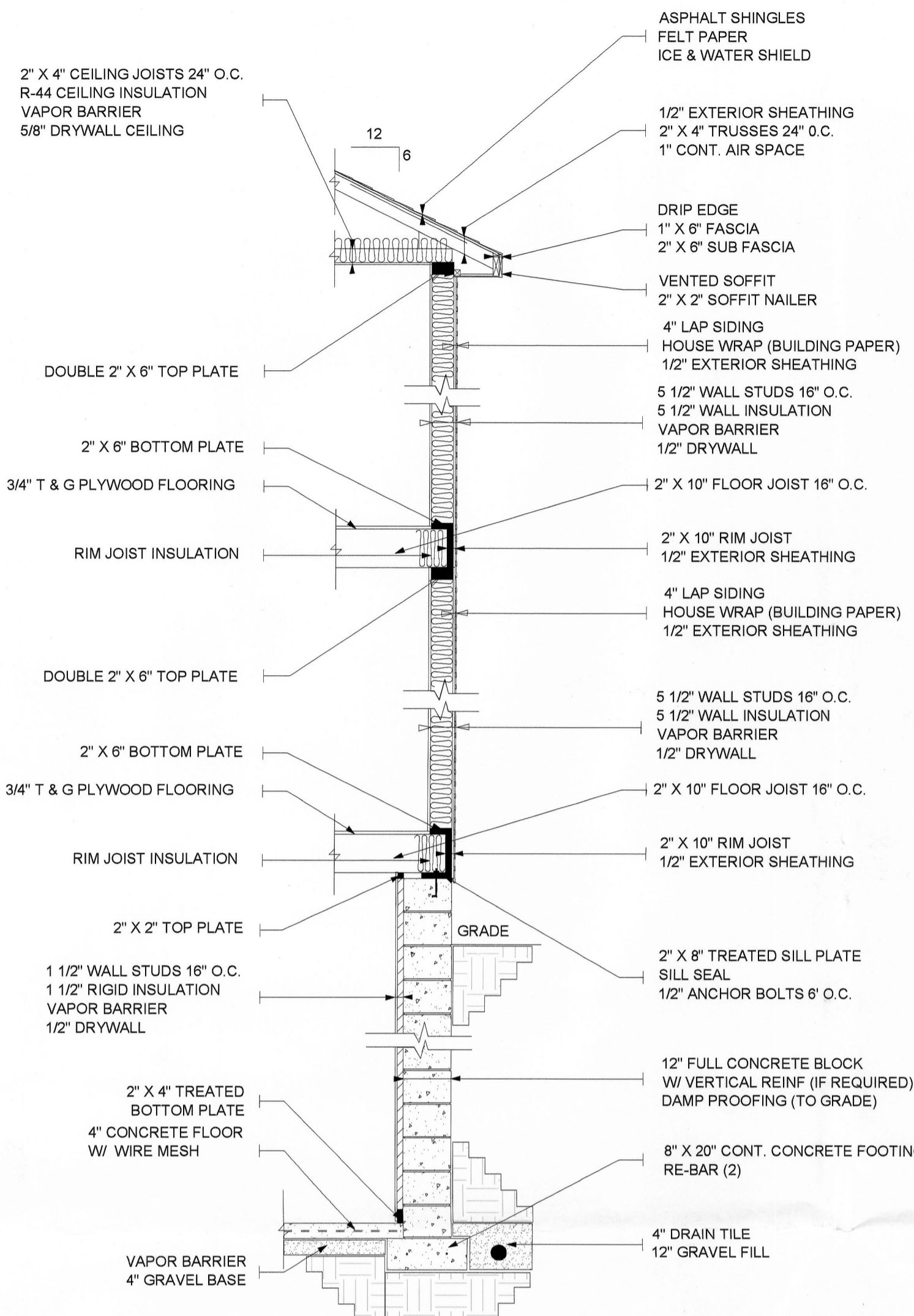


North Elevation



East Elevation

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.



Typical 2 Story Section



South Elevation



West Elevation



North Elevation



East Elevation

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JEFF EASTER
REMODELING

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

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

Drawings
By
Jeff Easter

Project Name:
Ford Residence
714 Locust Ave.
BN-12-0554

Date:
12/12/12

1/4" = 1'

Page #
2

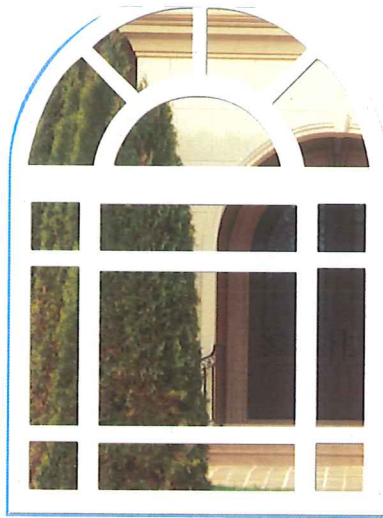
#498345 - 714 LOCUST AVE, CHARLOTTESVILLE (CITY OF), VA



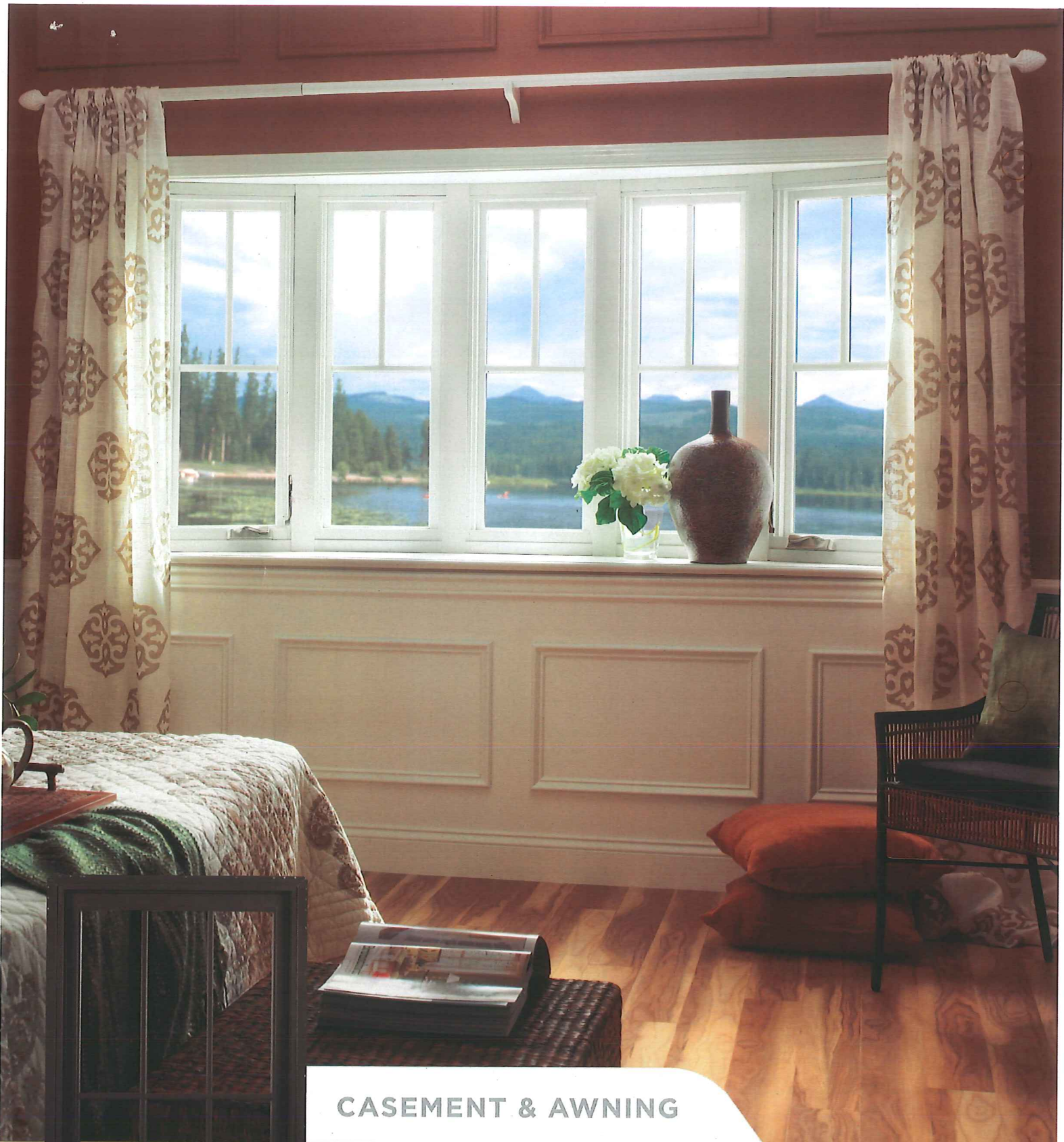
Back of Home with Deck







A WHOLE NEW POINT OF VIEW.



CASEMENT & AWNING

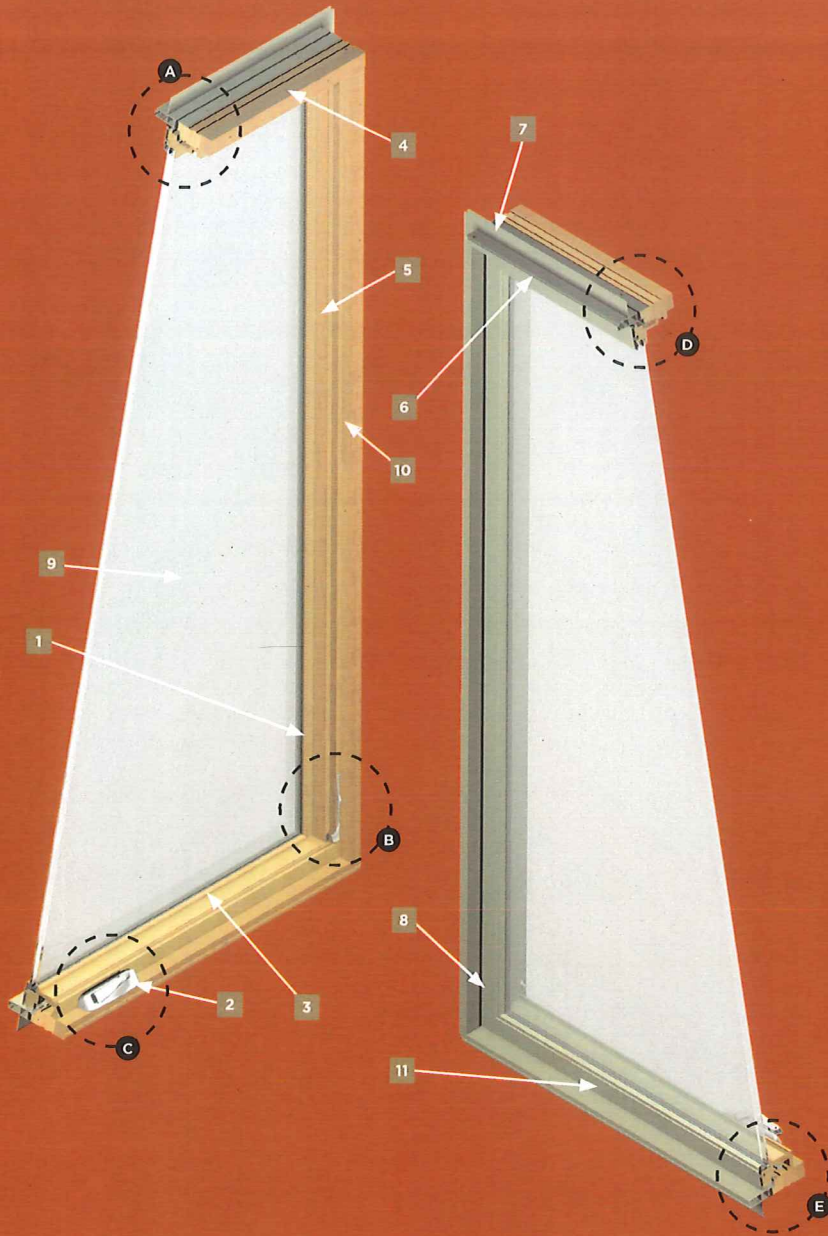
MIRA PREMIUM SERIES CASEMENT & AWNING windows are proof that structural integrity and high performance can be beautiful. They feature a recessed sash, a sleek, fold-down handle that won't interfere with window treatments, and a 90° opening sash providing maximum air flow and easy cleaning. All this, while providing superior resistance to water and air infiltration.

CASEMENT & AWNING

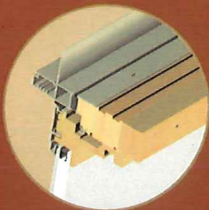


FEATURES

- 90° opening sash for greater airflow and easy cleaning
- Sleek fold-down crank handle minimizes interference with window treatments
- 6/4 sash construction for historically accurate wood window look
- 4 9/16" jamb made of clear wood eliminate extensive drywall work
- Sash and interior made with select clear wood; ready for paint or stain to match any interior décor (also available in pre-finished white)
- Integral face groove allows for easy mulling and exterior accessory application
- Pre-punched nailing fin for simple installation
- AAMA 2604 paint finish provides superior resistance to chalking and fading
- Energy-efficient Warm Edge insulating HP glass reduces energy costs while reducing fabric fading (optional HP^{SC} or HP2+ glass upgrade and optional Warm Edge+ spacer system upgrade available for enhanced performance)
- Vacuum-treated, solid wood components resist damage from water and fungus
- Durable .050 extruded aluminum cladding on all exterior surfaces resists dings and dents while providing structural integrity



A



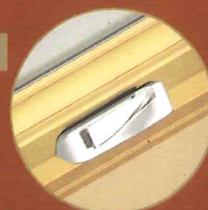
6/4 overall sash width for historical wood look, while recessed sash provides resistance to water infiltration

B



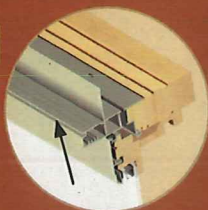
One lever lock with multi-point keeper system for a secure, weather-tight seal

C



Sleek fold-down crank handle

D



Accessory grooves for mulling and casing application

E



Thermally broken frame for increased thermal performance

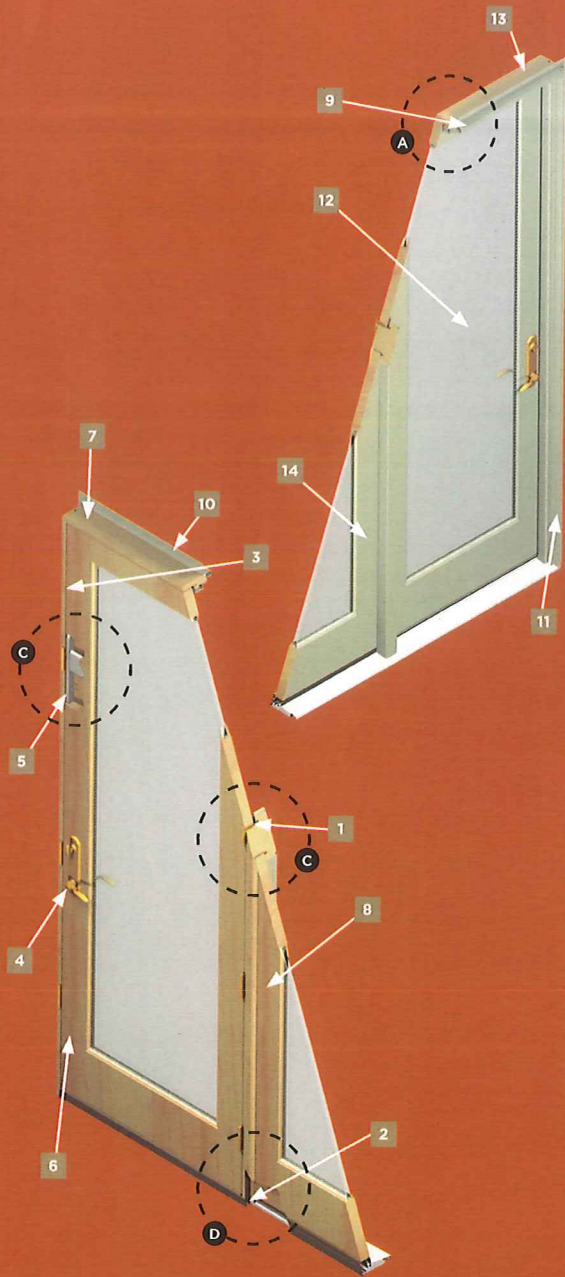
1. HP glass combines Low-E with argon gas fill for high performance. 2. Most units are rated DP60 straight out of the box. 3. Available option. 4 Impact Rated units are available in select sizes and configurations.



HINGED PATIO DOOR

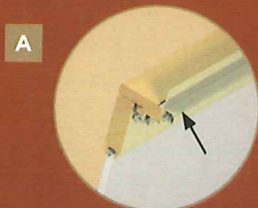
MIRA PREMIUM SERIES HINGED PATIO DOORS elevate elegance and performance to a new level, the historically accurate styling of these doors are designed to let tradition reign. With warm edge insulating Low-E glass and argon gas fill plus full-perimeter weatherstripping, our attention to energy efficiency is unmatched, while details like 1½" center mulls mean these doors are as sturdy as they are beautiful.

HINGED PATIO DOOR

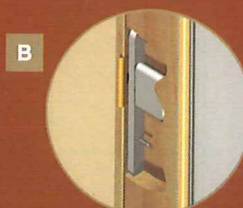


FEATURES

- Ball bearing hinges are standard for smooth operation
- Center mull is integrated into the sill design for higher structural performance
- Full-perimeter weatherstripping for air-tight performance and smooth operation
- Handle set available in bright brass, antique brass, oil rubbed bronze or satin nickel with matching hinge and strike—in traditional or contemporary styles
- Multi-point lock system
- 1¾" panels with wide stiles and rails for a true French look—available in full, ¾ or ½ lite panels
- 4⁷/₁₆" or 6⁷/₁₆" jambs made of clear wood eliminate extensive drywall work
- Select clear wood ready for paint or stain to match any interior décor (also available in pre-finished white)
- Integral face groove allows for easy mulling and exterior accessory application
- Pre-punched nailing fin for simple installation
- AAMA 2604 paint finish provides superior resistance to chalking and fading
- Energy-efficient Warm Edge insulating tempered HP glass reduces energy costs while reducing fabric fading (optional HP^{SC}, HP2+ or HP2+^{SC} glass upgrade and optional Warm Edge+ spacer system upgrade available for enhanced performance)
- Vacuum-treated, solid wood components resist damage from water and fungus
- Durable .050 extruded aluminum cladding on exterior surfaces of panels and frame resists dings and dents while providing structural integrity



A Integral face groove allows for easy mulling and exterior accessory application



B Multi-point lock system; multi-point locking hardware with stainless steel faceplates



C Ball bearing hinges are standard for smooth operation



D Center mull is integrated into the sill design for higher structural performance

1. HP glass combines Low-E with argon gas fill for high performance. 2. Units up to call size 6080 are rated DP50 straight out of the box. 3. Available option. 4. Optional ADA-compliant sill ramp available on 3-0 width Hinged Patio Doors with 4⁷/₁₆" and 6⁷/₁₆" jambs; exterior ramp is a light bronze anodized finish with a natural oak interior ramp that can be finished to match any décor.

WHAT IS LOW-E?

Low-E glass has a secondary, very thin metallic dual layer coating. This allows the sun's heat and light to pass through the insulating glass, but, at the same time, actually works to reflect radiant heat back toward its source. Since Low-E coating reflects radiant heat waves, it helps keep your home warmer in the winter by trapping radiant heat and cooler in the summer by blocking it from your home. Low-E^{SC} is optimized for warmer climates by applying two heavier layers, through a patented process, resulting in blocking 73% of the sun's radiant heat from entering your home while providing superior insulation in cooler weather to save you energy year-round.

Our *Interior Surface Low-E* is engineered to have the characteristic window manufacturers and homeowners need most — lower U-Factor— and is applied to the surface of the glass you can touch inside your home, providing increased comfort and improved energy savings. One major benefit is a decrease in U-Factor of approximately 0.04, improving the energy efficiency so that many of our doors and windows meet new energy codes and ENERGY STAR® zone requirements. The neutral color with low haze and ultra-smooth surface of our Interior Surface Low-E provides a clearer view of the outdoors and can be cleaned with common household glass cleaners. No special instructions. Our Interior Surface Low-E is durable and scratch-resistant.



NATURAL LIGHT WITHOUT THE GLARE.

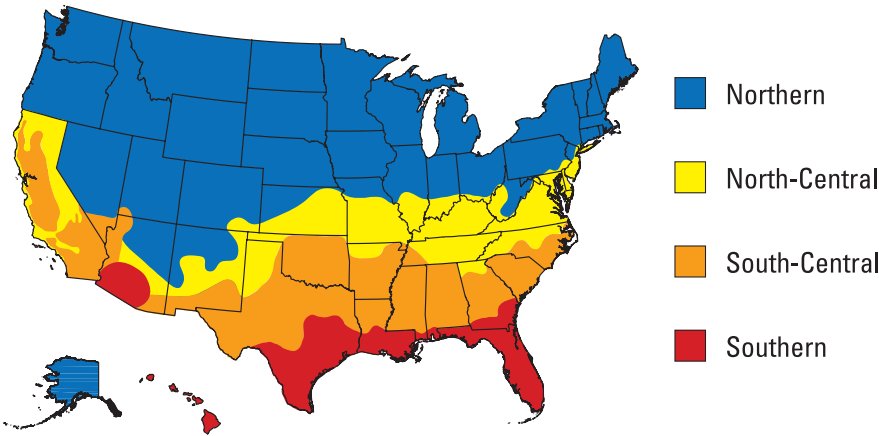
Ply Gem's Low-E glass has many advantages such as minimal visible darkening. Our glass minimizes interior glare, reducing eyestrain and making it easier to watch television or look at a computer screen when bright sunlight fills a room.

ENERGY STAR®



LEARN MORE AT
energystar.gov

ENERGY STAR® for Windows, Doors, and Skylights CLIMATE ZONE MAP



Ply Gem Mira Premium Series windows and patio doors can be configured to meet a specific ENERGY STAR zone in all states. Your investment in ENERGY STAR products will pay for itself over time in reduced energy bills, not to mention increase the comfort level inside your home.

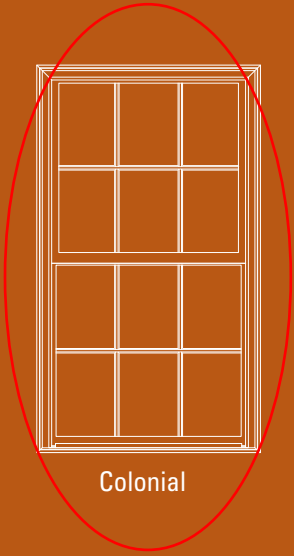


PLY GEM MIRA PREMIUM SERIES WINDOWS HAVE BEEN GREEN APPROVED BY THE NAHB RESEARCH CENTER.

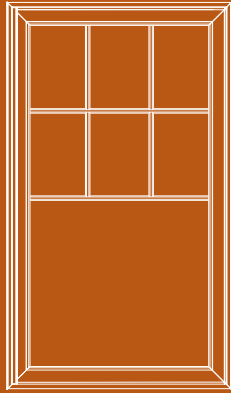
This means you can be assured that Ply Gem Mira Premium Series windows comply with specific green practice criteria in the National Green Building Standard. Visit www.GreenApprovedProducts.com for more details.

STANDARD GRILLE PATTERNS

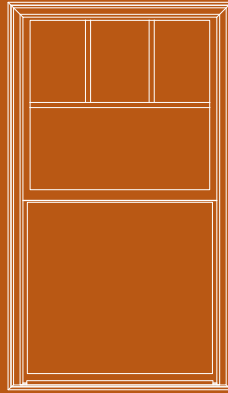
Call customer service for optional grille patterns (800.999.8400)



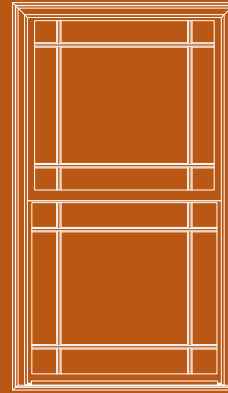
Colonial



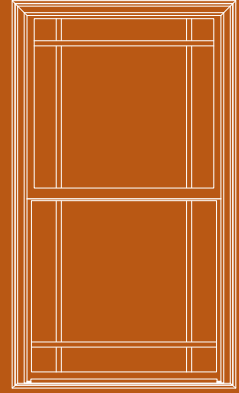
Half Colonial
(shown on Casement)



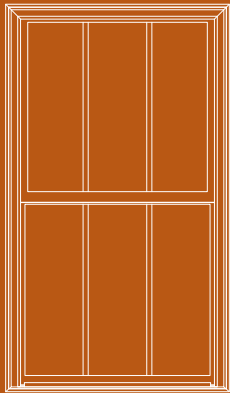
Plaza



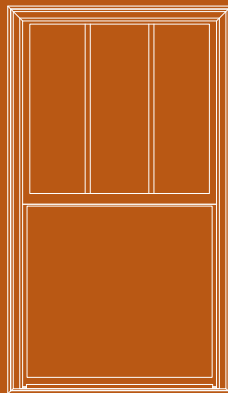
Prairie



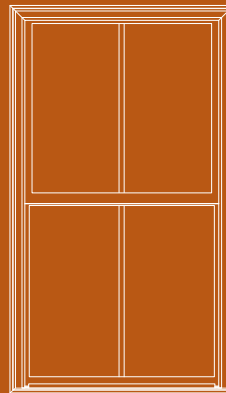
Perimeter Prairie



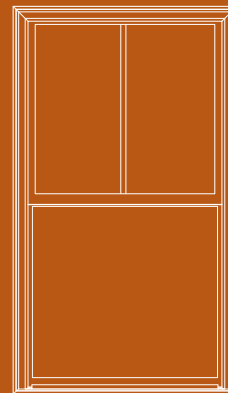
Three over Three



Three over One



Two over Two



Two over One

GRILLE STYLES



5/8" Flat GBG



7/8" Flat GBG



5/8" Sculptured
GBG



1" Contoured
GBG



7/8" SDL



1 1/4" SDL



7/8" Full Surround
Removable Grilles

GBG = Grilles Between the Glass

SDL = Simulated Divided Light

HARDWARE & FINISH OPTIONS*

BRIGHT BRASS



ANTIQUE BRASS



SATIN NICKEL



OIL RUBBED BRONZE



WHITE



SANDALWOOD



TAUPE



* French outswing impact patio door handles feature PVD (coastal) finishes and are only available in traditional style, and in bright brass and satin nickel.

COLOR OPTIONS



Colors shown may not be accurate representations. For color matching, please request color swatches from your Ply Gem sales representative.



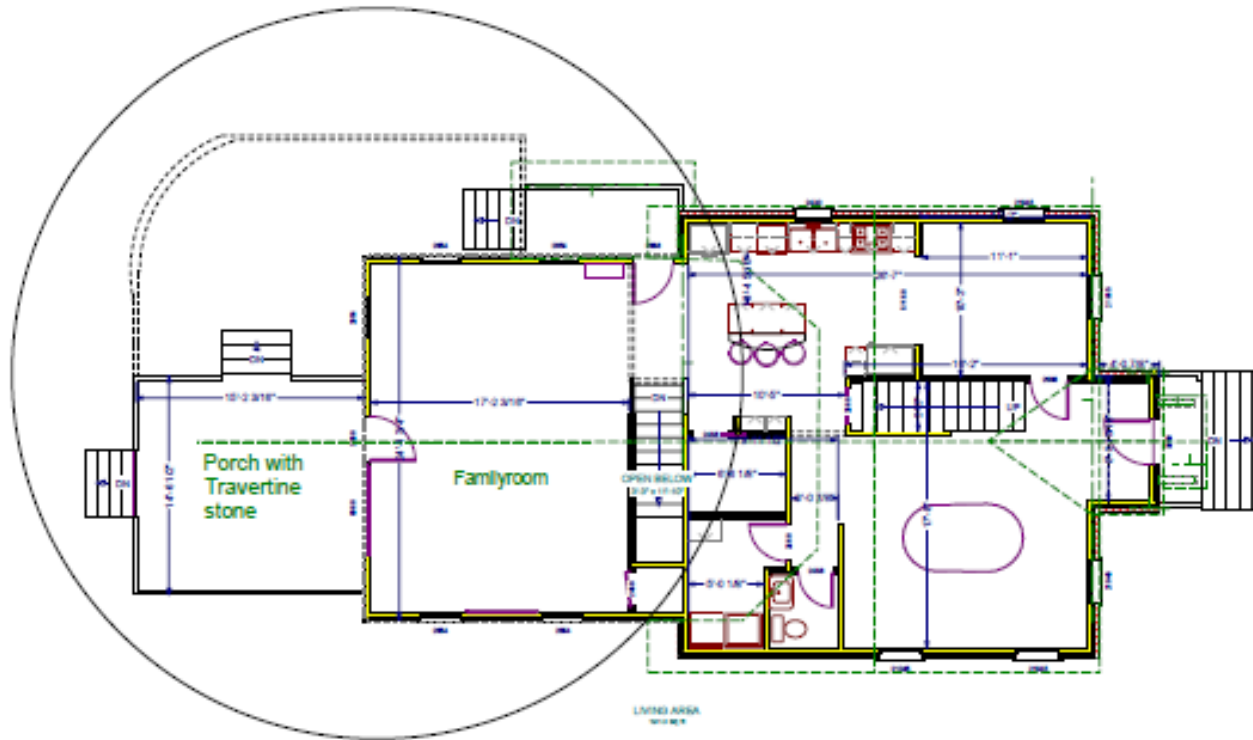
South Elevation



East Elevation



North Elevation



Floor plan showing original house and rear addition with porch.

CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



AFFIDAVIT OF MAILING

To File: 714 Locust Ave (BAR 13-02-01)

I, Kristin Rourke, being first duly sworn, hereby certify that I mailed the attached letter, by first class United States Mail, to the addresses shown on this affidavit on February 1, 2013.

Signed:



Kristin Rourke

ADDRESSES

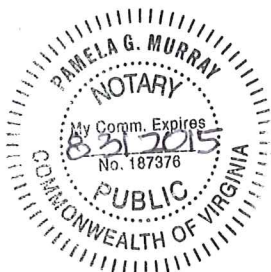
See Attachments

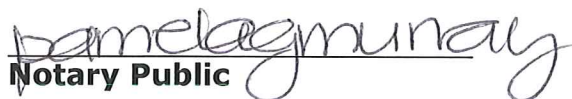
STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 6 day of February 2013, by Kristin Rourke.

My Commission Expires: AUGUST 31 2015.





Notary Public

CITY OF CHARLOTTESVILLE
"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



February 4, 2013

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application (Conservation District)

BAR 13-02-01
714 Locust Avenue
Tax Map 51 Parcel 69
Valorie and Davin Ford, Applicants/Owners
Two-story rear addition

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, February 19, 2013, starting at 5:30 pm in the Basement Conference Room, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go down to the basement level.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

BOVENIZER, SUZANNE G
745 LOCHRIDGE LN
EARLYSVILLE VA, 22936

EARLY, THEODORE M JR & MARY L C
711 LOCUST AVENUE
CHARLOTTESVILLE VA, 22902

GENTRY, CLARENCE W & MILDRED LOUVAISE
708 LOCUST AVENUE
CHARLOTTESVILLE VA, 22902

GILBERT, MICHAEL & LISA SCHROEER
716 LOCUST AVENUE
CHARLOTTESVILLE VA, 22902

GROVE, KATHERINE A
707 GROVE AVENUE
CHARLOTTESVILLE VA, 22902

HINGELEY, MILES M & ASHLEY MORSE
724 LOCUST AVENUE
CHARLOTTESVILLE VA, 22902

KASONIK, ROBERT J & PHYLLIS A
722 LOCUST AVENUE
CHARLOTTESVILLE VA, 22902

O'BRIEN, KEVIN A & ALEXANDRA B
704 LOCUST AVE
CHARLOTTESVILLE VA, 22902

ROGERS, DELMA L & LUVENIA D
602 CARRSBROOK DRIVE
CHARLOTTESVILLE VA, 22901