

From: Scala, Mary Joy
Sent: Tuesday, October 04, 2016 12:26 PM
To: greg@wpluswdesign.com
Subject: BAR Actions- 514 Valley Road -September 20, 2016

October 4, 2016

Greg Winkler
200 West 12th Street
Waynesboro, VA 22980

RE: Certificate of Appropriateness Application

BAR 16-09-03
514 Valley Road
Tax Parcel 110077000
Lane Bonner, Owner/Greg Winkler, Applicant
Raise rear dormer and chimney

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 20, 2016. The following action was taken:

Sarafin moved to find that the proposed changes satisfy the BAR's criteria and are compatible with this property and other properties in the Oakhurst Circle/Gildersleeve Wood ADC District, and that the BAR approves the application as submitted. Balut seconded, and the motion passed (9-0).

This certificate of appropriateness shall expire in 18 months (March 20, 2018), 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
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**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
September 20, 2016**



Certificate of Appropriateness Application

BAR 14-12-06

514 Valley Road

Tax Parcel 110077000

Development Management Too, LLC, Owner/ Lane Bonner, Applicant

Raise rear dormer and chimney

Background

514 Valley Road is a contributing structure in the Oakhurst Circle/Gildersleeve Wood Neighborhood ADC district. This 1 ½-story, 4-bay, frame (aluminum siding) vernacular Cottage-style dwelling was constructed ca. 1936. The historic survey is attached.

December 16, 2014 – **The BAR approved (8-0) the application subject to a final drawing [with revisions suggested at the meeting, such as widen the roofline of the shed dormer] to be circulated to the BAR by staff for final BAR approval.**

January 8, 2015 – Administrative approval of revisions.

Application

The applicant proposes to increase the ceiling height in the upstairs bedrooms by raising the rear dormer by two feet. The stone chimney will also be raised in height by two feet with a stucco extension. The front dormer will be replaced/moved to the right with new windows added. The materials will match existing.

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 Guidelines for New Construction and Additions

P. ADDITIONS

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

- 1. Function and Size*
 - a. Attempt to accommodate needed functions within the existing structure without building an addition.*
 - b. Limit the size of the addition so that it does not visually overpower the existing building.*
- 2. Location*
 - a. Attempt to locate the addition on rear or side elevations that are not visible from the street.*
 - b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.*
 - c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.*
- 3. Design*
 - a. New additions should not destroy historic materials that characterize the property.*
 - b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
- 4. Replication of Style*
 - a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.*
 - b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.*
- 5. Materials and Features*
 - a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.*
- 6. Attachment to Existing Building*
 - a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.*
 - b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.*

Discussion and Recommendations

The COA was approved in December 2014 with specific revisions requested by the BAR that were subsequently approved. The COA has since expired so the applicant is seeking re-approval. The current submittal matches the revised drawings that were approved in January 2015.

The original staff report noted: Raising a dormer above the roof is an odd design, but this house has already been heavily altered. The existing chimney is the nicest feature, and the proposed extension is appropriately designed.

Staff recommends approval of the re-submittal.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed changes satisfy the BAR's criteria and are compatible with this property and other properties in the Oakhurst Circle/Gildersleeve Wood ADC District, and that the BAR approves the application as submitted.

514 Valley Road (DHR # 104-5092-0051)



| | |
|--------------------------------------|---|
| STREET ADDRESS: | 514 Valley Road |
| MAP & PARCEL: | 11-77 |
| PRESENT ZONING: | R-1SU |
| ORIGINAL OWNER: | Unknown |
| ORIGINAL USE: | Residential |
| PRESENT USE: | Residential |
| PRESENT OWNER: | Development Management LLC |
| ADDRESS: | Development Management LLC P.O. Box 5384 Charlottesville, VA 22903 |
| DATE/ PERIOD: | Ca. 1936 |
| STYLE: | Cottage style |
| HEIGHT IN STORIES: | 1.5 Stories |
| DIMENSIONS AND LAND AREA: | 2118 sq.ft./0.121 Acres |
| SOURCES: | Charlottesville City Records and 2004 Architectural Survey |
| CONTRIBUTING: | Yes |

ARCHITECTURAL DESCRIPTION

This 1 ½-story, 4-bay, frame (aluminum siding) vernacular Cottage-style dwelling was constructed ca. 1936. It features a gable roof (asphalt shingle), parged foundation, 6/6-sash windows with vinyl shutters, a projecting front bay with paired 4/4 windows;

exterior-end stone chimney; rear 1 ½-story frame wing with cross-gable roof; and small shed-roofed front dormer with wood shingles and a small window.

HISTORICAL DESCRIPTION

According to architectural evidence and Sanborn maps, this vernacular Cottage-style dwelling was constructed ca. 1936 and is one of several contributing resources of this style in the potential Oakhurst-Gildersleeve Neighborhood Historic District.

514 Valley Road Charlottesville, Virginia 22901



VICINITY MAP

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- A3 PROPOSED 2nd FLOOR PLAN
- A4 PROPOSED FRONT ELEVATION
- A5 PROPOSED SIDE ELEVATION
- A6 PROPOSED REAR ELEVATION
- A7 PROPOSED SIDE ELEVATION

ARCHITECT :
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540-941-3567

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greg@wpluswdesign.com

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PO Box 5384
Charlottesville, VA 22905

Contact:
Lane Bonner
lanelbonner@gmail.com

514 Valley Road
Charlottesville, VA 22901

G1

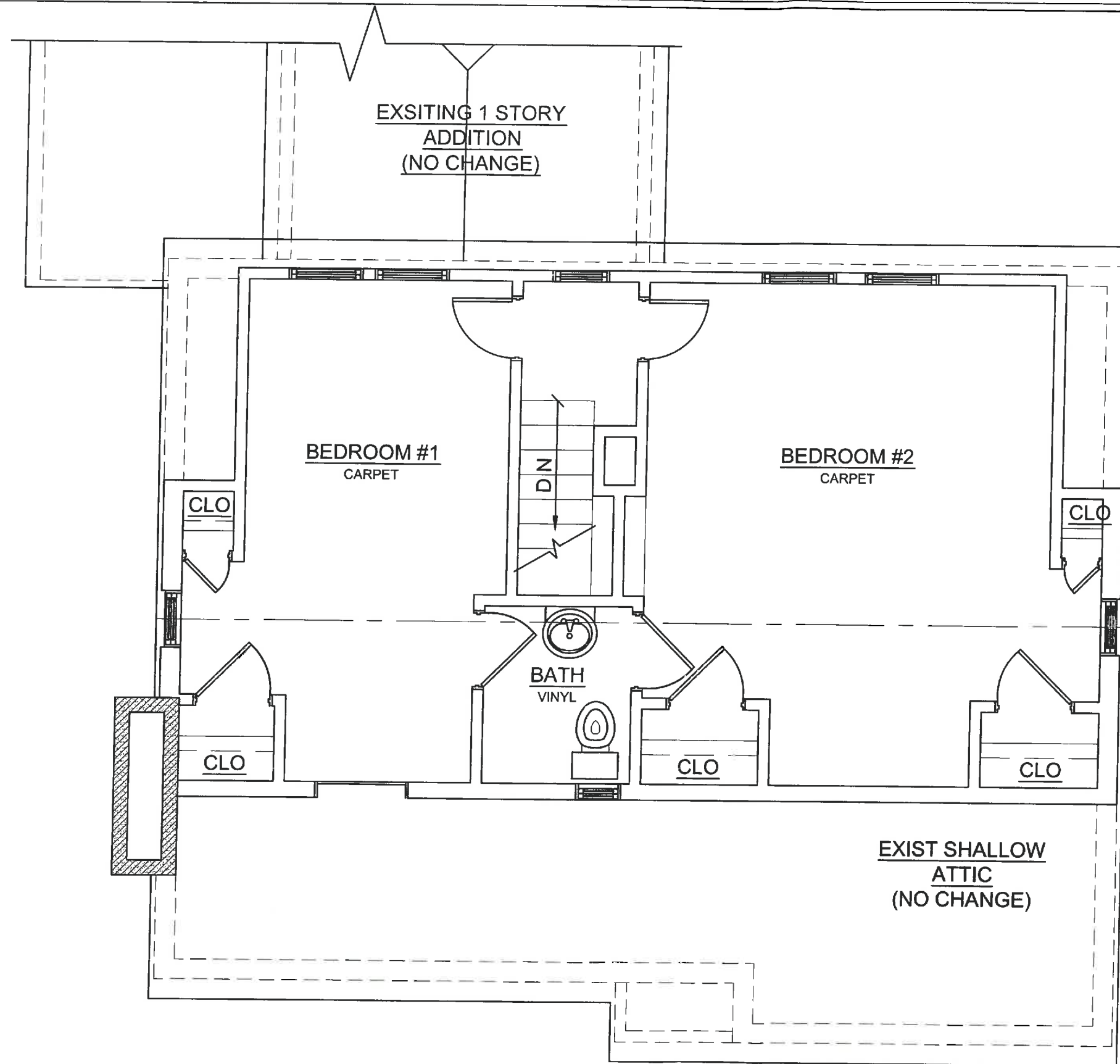


EXISTING PHOTOS

514 Valley Road
Charlottesville, VA 22901

A1

August 10, 2016

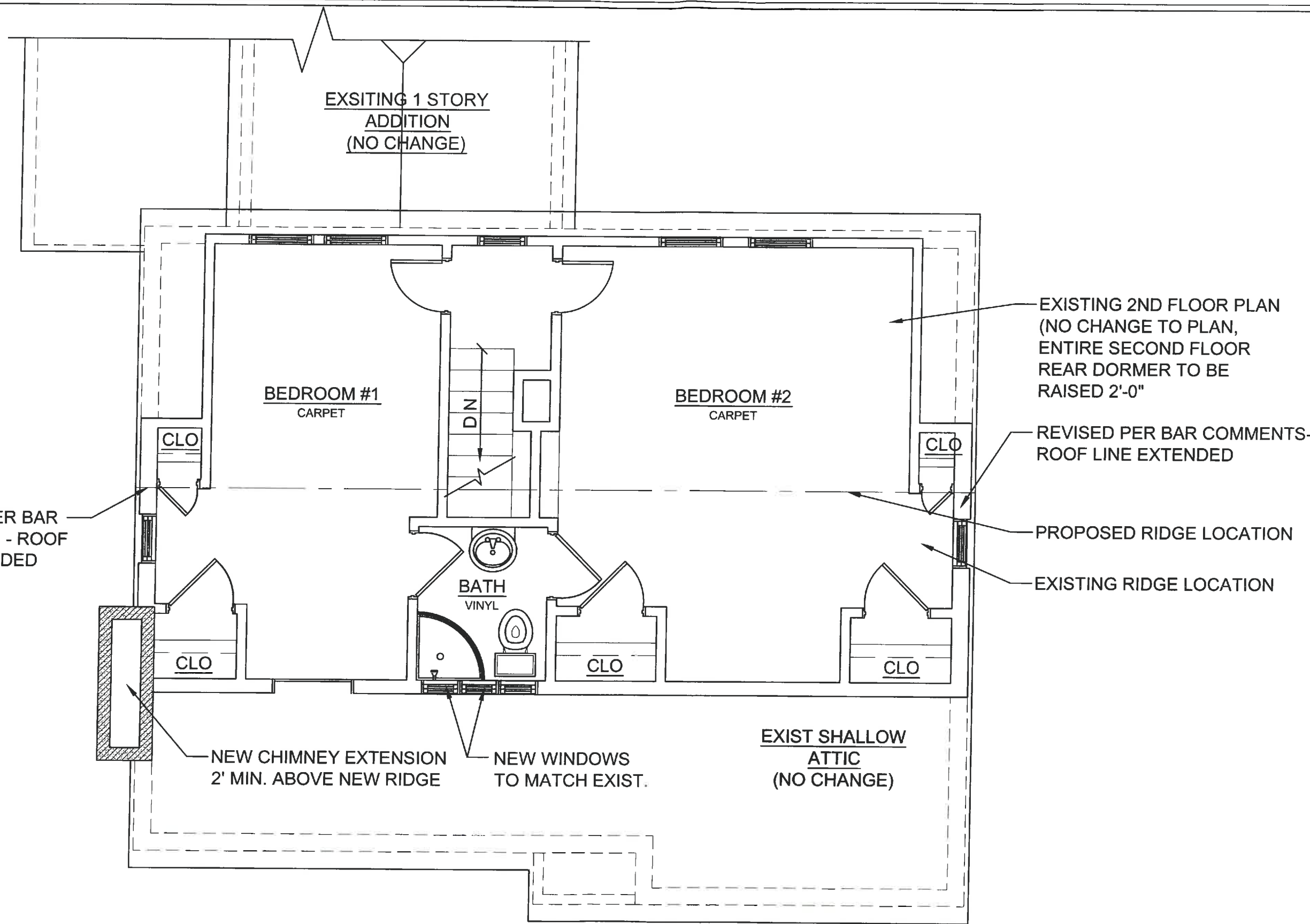


EXISTING 2nd FLOOR PLAN

SCALE 1/4" = 1'-0"

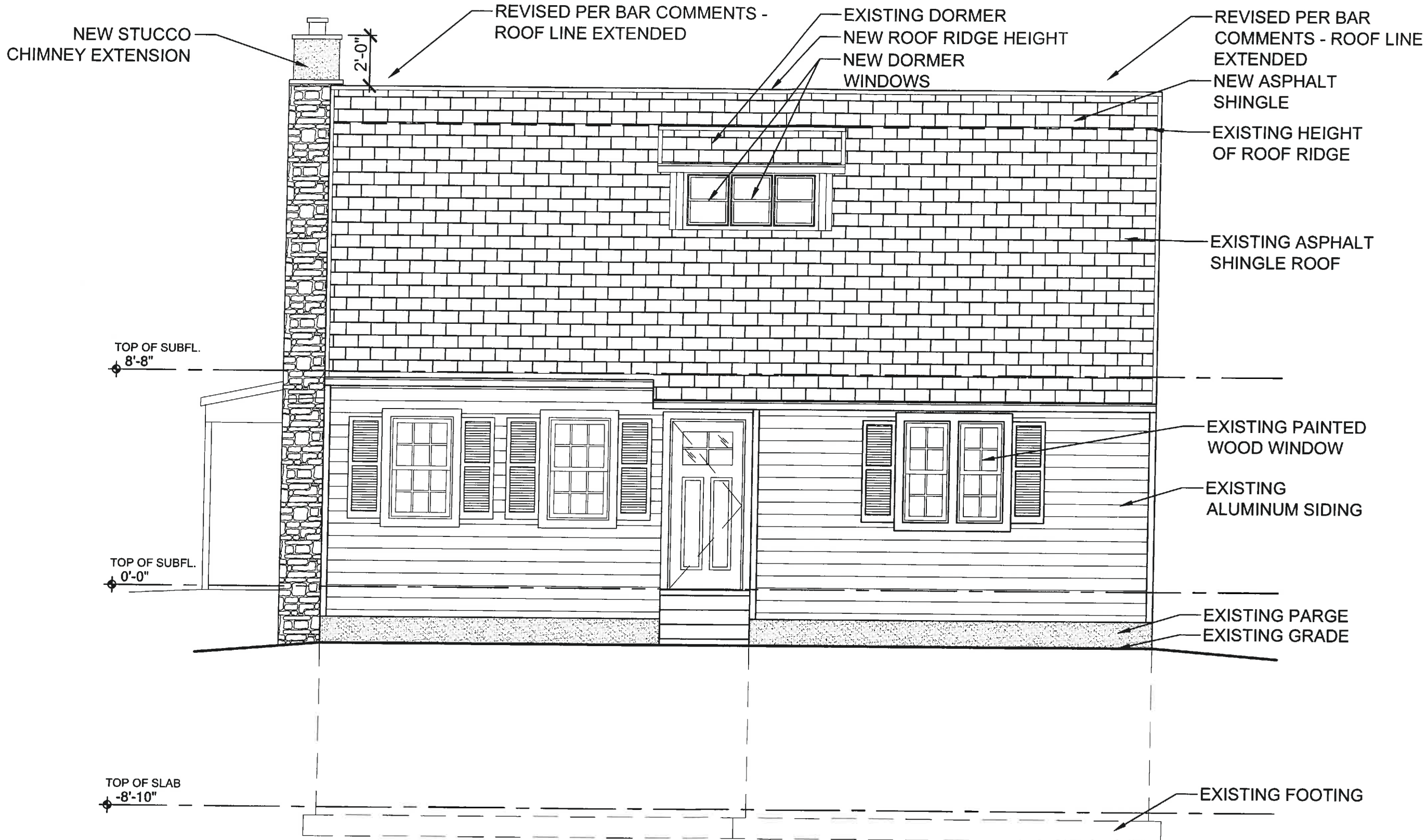
514 Valley Road
 Charlottesville, VA 22901

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PROPOSED 2nd FLOOR PLAN

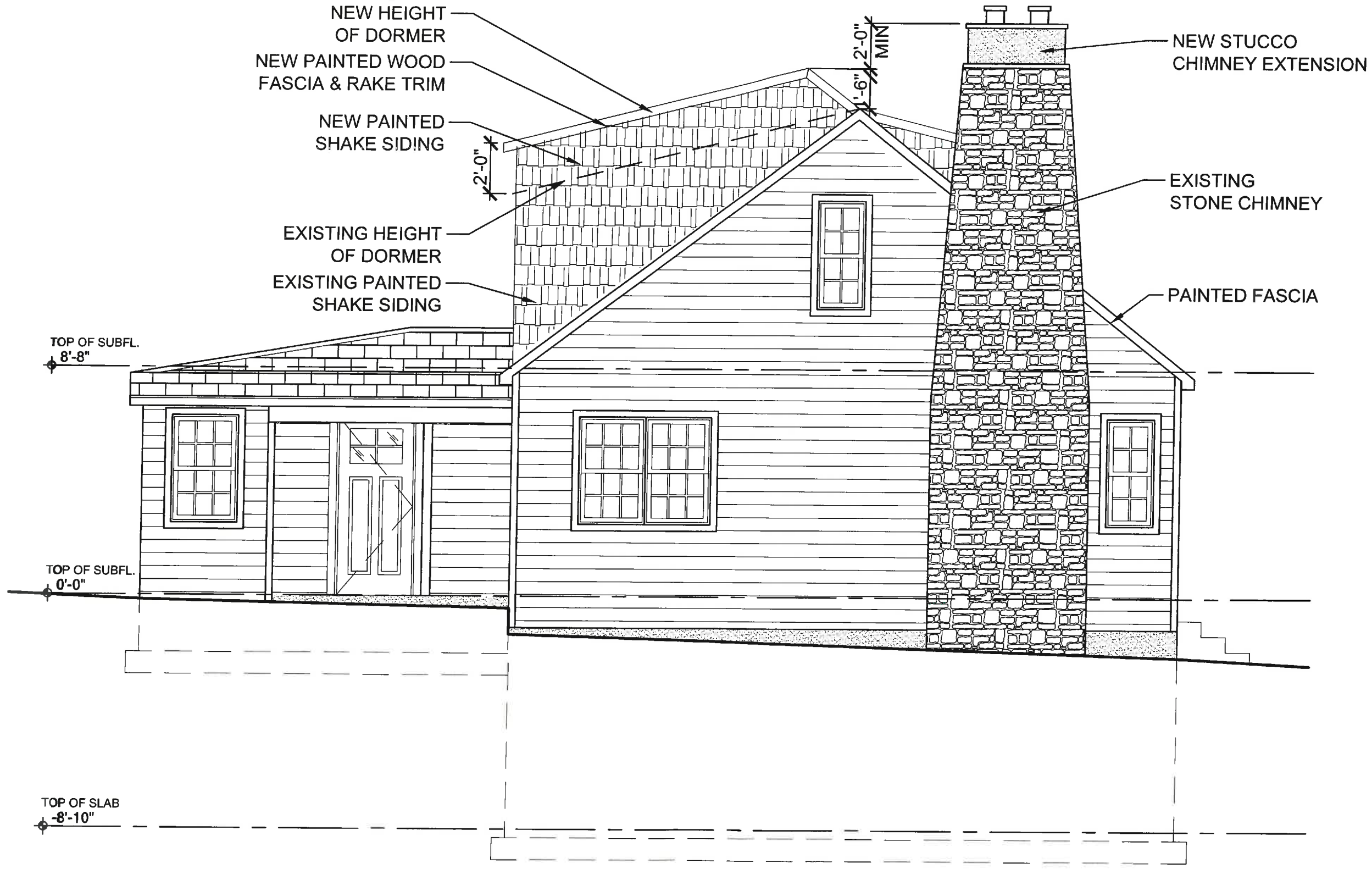
SCALE 1/4" = 1'-0"



PROPOSED FRONT ELEVATION

SCALE 1/4" = 1'-0"

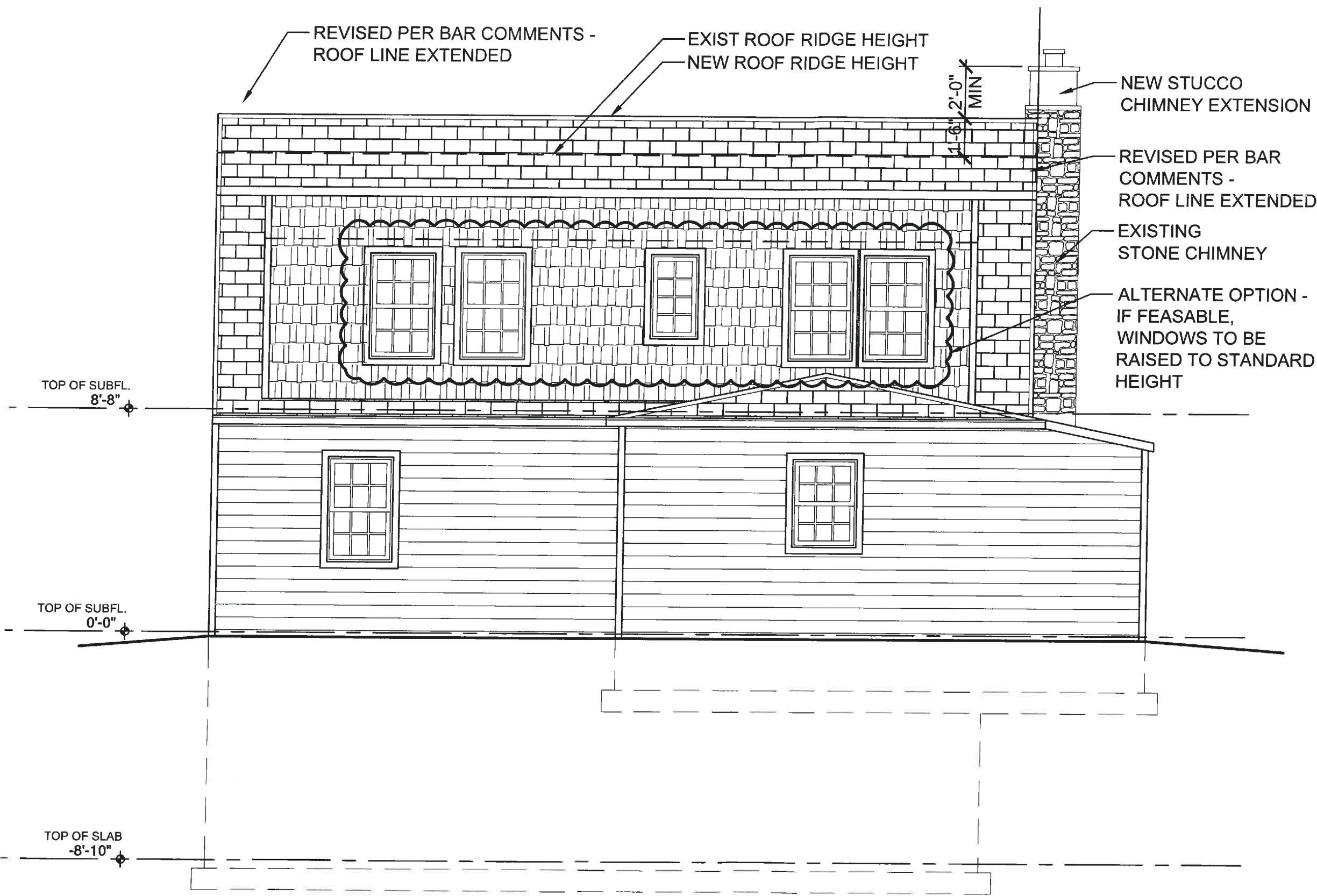
514 Valley Road
 Charlottesville, VA 22901



PROPOSED SIDE ELEVATION

SCALE 1/4" = 1'-0"

514 Valley Road
 Charlottesville, VA 22901



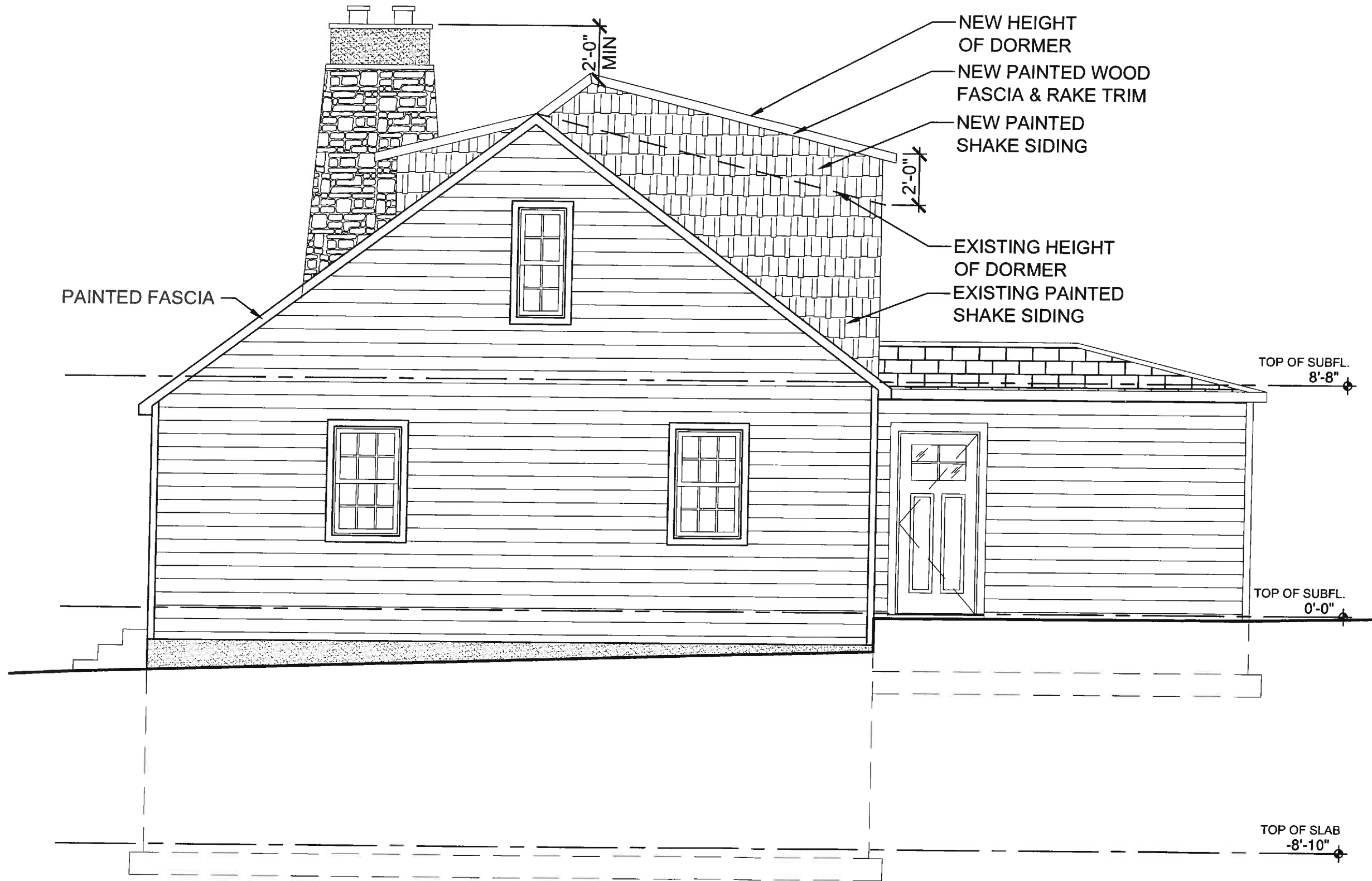
PROPOSED REAR ELEVATION

SCALE 1/4" = 1'-0"

514 Valley Road
 Charlottesville, VA 22901

A6

August 10, 2016



PROPOSED SIDE ELEVATION 2

SCALE 1/4" = 1'-0"

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