

Mess, Camie

From: Mess, Camie
Sent: Thursday, December 21, 2017 11:44 AM
To: 'jamesrobertson81@gmail.com'
Subject: BAR Action- December 19, 2017 - 714 Locust Ave

December 21, 2017

James Robertson
1567 Overlook Drive
Charlottesville, VA 22901

Certificate of Appropriateness Application (Historic Conservation District)
BAR 17-12-01
714 Locust Avenue
Tax Parcel 510069000
Rashad Dacus, Owner/James Robertson, Applicant
Additional front porch and landscaping

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on December 19, 2017. The following action was taken:

[This item was moved to the end of the agenda to wait for the applicant, who never arrived. The BAR was required to take action at this meeting since it is located in a historic conservation district.]

Mohr moved: Having considered the standards set forth within the City Code, including Historic Conservation District Guidelines for New Construction and Additions, I move to find that the proposed front porch roof addition does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Martha Jefferson Historic Conservation District, because the porch roof addition covers the primary front gable which is a character defining feature of the house and that the BAR denies the porch roof addition as submitted.

Also, Mohr moved to find that the material changes to the stoop, stairs, and proposed garden wall satisfy the BAR's criteria and are compatible with this property and other properties in the Martha Jefferson Historic Conservation District and that the BAR approves that part of the application with these modifications:

- **The materials for the stoop, stairs, and garden wall meet the BAR's Guidelines**
- **The stoop must be held back a minimum of 8 inches on both sides from the existing brick central bay**
- **The proposed porch roof is denied, but the applicant may submit an alternate design to the BAR for a smaller canopy (with a submission to come back to the BAR to review)**
- **The BAR suggests the applicant retain the existing trim and door, and look into light fixtures that are in keeping with the current style.**

Balut seconded. Approved (7-0).

This certificate of appropriateness shall expire in 18 months (June 19, 2019), 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. 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 434-970-3398 or messc@charlottesville.org.

Sincerely yours,

Camie Mess
Assistant Preservation and Design Planner

Camie Mess
Assistant Preservation and Design Planner
City of Charlottesville Neighborhood Development Services
610 E. Market Street, P.O. Box 911, Charlottesville, Virginia 22902
Phone: (434) 970-3398
E-mail: messc@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
December 19, 2017**



Certificate of Appropriateness Application (Historic Conservation District)

BAR 17-12-01

714 Locust Avenue

Tax Parcel 510069000

Rashad Dacus, Owner/James Robertson, Applicant

Additional front porch and landscaping

Background

Built in 1952 by building contractor Wilbur W. Crawford and his wife, Ester 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 eight-over-eight sash windows. A gabled, frame dormer with a six-over-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. (Historic survey attached)

Application

The applicant is requesting to add a larger, covered front porch and stair, and a new 12" high block/brick garden wall with a bluestone cap that lines up with the front of the porch and the side wall of the house. The new porch materials are brick with bluestone pavers on the patio and stairs, iron railings, 4 white composite columns, and two wall sconces. The roof will match the existing with the same 10:12 pitch as the two front dormers. The new porch roof trim and the new door surround will be painted to match the existing. The new door and sconces appear to be Craftsman-style.

Criteria, Standards and Guidelines

Review Criteria Generally (Historic Conservation District)

Sec. 34-341 of the City Code states that

(a) 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.

Pertinent Standards for Review of New Construction and Additions (Historic Conservation District) include:

- (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.

Pertinent Design Review Guidelines for New Construction and Additions (Historic Conservation District)

Building Location – setback and spacing

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 average spacing between buildings on the same street.

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 the prevailing average height and width. Exceptions up to 200% of the prevailing height and width may be approved by the BAR when contextually appropriate.
3. An addition needs to be perceived as an addition and therefore should not visually overpower the existing building in scale and design.
4. An accessory building should appear secondary to the main building in scale and design.
5. Larger buildings (commercial or multi-family) otherwise permitted by zoning 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 reference contributing buildings on the same street or surrounding area. Other roof forms may be approved by the BAR when contextually appropriate.
2. If many of the contributing buildings on the same street have porches, then it is strongly recommended that the design of a new residence includes a porch or similar form of similar width and depth.

Building Openings – orientation, doors and windows

1. A single entrance door (or main entrance of 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, which are generally vertically oriented in residential areas.

Building Materials and Textures

1. The selection of materials and textures for a new building should relate architecturally to the district, and should be compatible with and complementary to neighboring buildings.
2. Long-lasting, durable and natural materials are preferred, including brick, wood, stucco, and cementitious siding and standing seam metal roofs. Clear glass windows (VLT of 70% or more) are preferred.

Building Paint

1. Painting unpainted brick or other masonry is discouraged because it is irreversible and may cause moisture problems.

Site

1. Fences or walls that abut a City street (or fences located in a side yard between a street and the front of the principal structure on a lot) should not exceed three and one-half feet in height.

Discussion and Recommendations

In staff's opinion while the scale and materials of the proposed porch are appropriate to the building and within this conservation district, the issue is whether the addition impacts the essential architectural form and integrity of the building. The central bay gable with the three small circular holes punched at the top in a triangular pattern is a character defining feature of the house.

In researching the style of this house, staff found the following explanation of how the Minimal Traditional postwar style became somewhat more ornamented over time (emphasis added):

As the middle class became wealthier, ornamentation returned in a restrained way. The Minimal Tudor Cottage is more elaborate than the Minimal Traditional house style, but not nearly as elaborate as the "Medieval Revival" Tudor house style of the late 1800s and early 20th century.

Exposed half-timbers, stone, and brick detailing were expensive, so the Minimal Traditional style turned to wood construction. ***The mid-century Minimal Tudor Cottage maintains the steep roof pitch of the Tudor Cottage, but often only within the cross gable. The decorative arched entry reminds neighbors that these occupants may be slightly better off financially than their Minimal Traditional neighbors. The practice of "Tudorizing" was also common for Cape Cod style houses.***

The existing house style does appear to be a brick Cape Cod style with a steep roof pitch on only the cross gable. In addition, the photo below of the Minimal Tudor house includes a decorative arched entry very similar to the applicant's proposal.

Because this is in a historic conservation district rather than an ADC district, the BAR has fewer guidelines to consider. The BAR should confirm the material of the new trim, and determine if the style of the proposed door and sconces are compatible with the Minimal Tudor style of the house. The composite material of the columns should be paintable.

The scale, mass, and materials of the proposed garden wall are appropriate and compatible with the historic conservation guidelines.



Minimal Traditional



Minimal Tudor

Suggested Motion

Having considered the standards set forth within the City Code, including Historic Conservation District Guidelines for New Construction and Additions, I move to find that the proposed front porch and garden wall satisfy the BAR's criteria and are compatible with this property and other properties in the Martha Jefferson Historic Conservation District, and that the BAR approves denies the application as submitted, with the following modification: paintable columns.

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



**Board of Architectural Review (BAR)
Conservation District - 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 Email scala@charlottesville.org

RECEIVED

NOV 14 2017

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.

Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375; Appeal of BAR decision regarding new construction or demolition \$125. Make checks payable to the City of Charlottesville.

No fee required for: Additions and other projects requiring BAR approval and not listed above; Administrative approvals; Appeals of BAR decisions if the original application was not subject to an application fee.

The BAR meets the third Tuesday of the month.
Deadline for submittals is Tuesday 3 weeks prior to next BAR meeting by 3:30 p.m.

Project Name/Description Front Porch Parcel Number 51.0069000
Project Address/Location 714 Locust Ave
Owner Name Rashad Dacus Applicant Name James Robertson (Robertson Renovation)

Applicant Information

Address: 1567 Overlook Drive
Charlottesville Va 22901
Email: JamesRobertson81@gmail.com
Phone: (W) 531 2363 (H) _____

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

[Signature] 11/9/17
Signature Date
James Robertson 11/9/17
Print Name Date

Property Owner Information (if not applicant)

Address: Rashad Dacus
Email: shard1229@gmail.com
Phone: (W) _____ (H) _____

Property Owner Permission (if not applicant)

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

See Attached
Signature Date

Print Name Date

Description of Proposed Work (attach separate narrative if necessary): adding larger front porch
Brick to match existing house for patio.

List All Attachments (see reverse side for submittal requirements):
10 attachments of plans with detail

For Office Use Only

Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

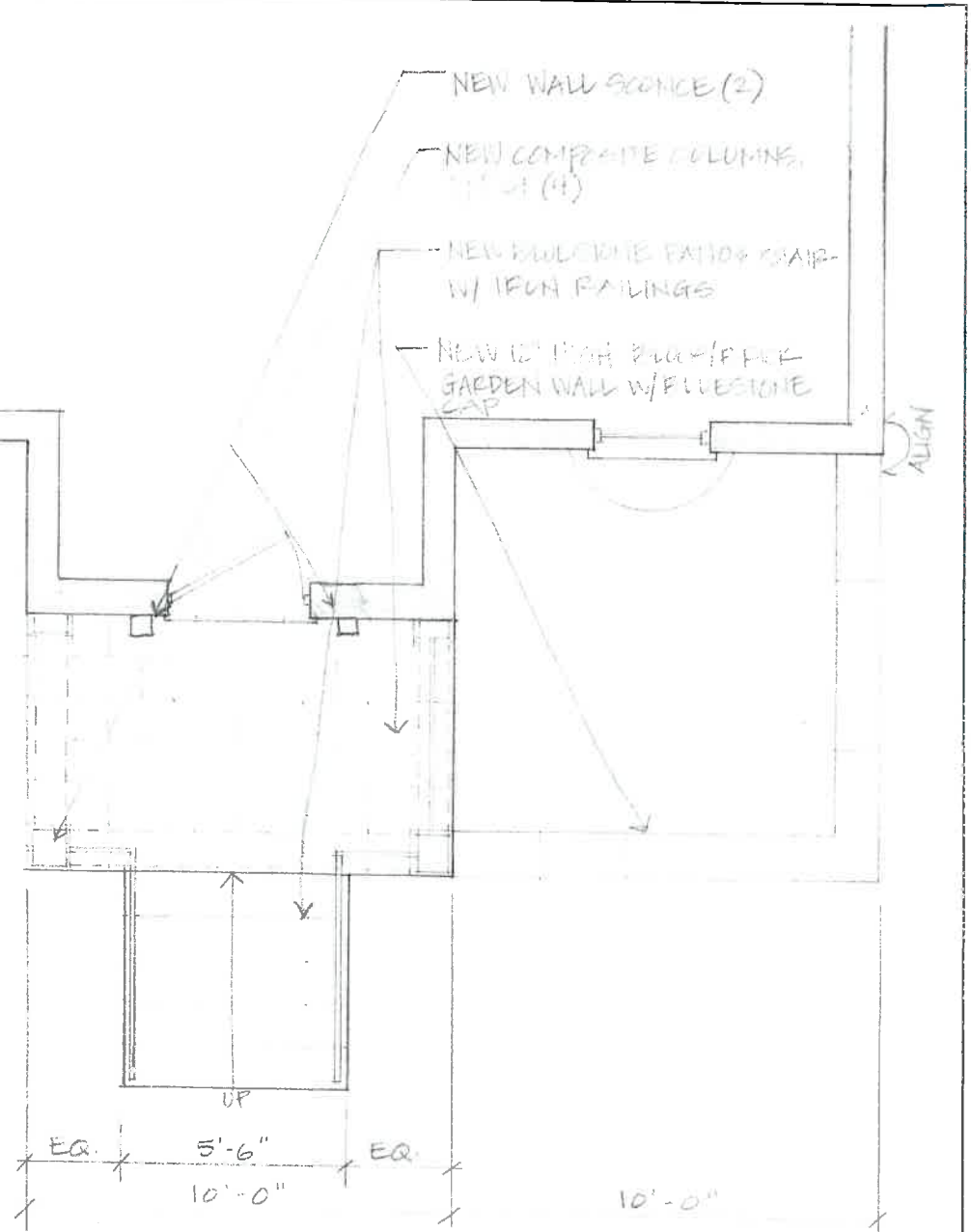


RECEIVED

NOV 14 2017

NEIGHBORHOOD DEVELOPMENT SERVICES

10'-0"

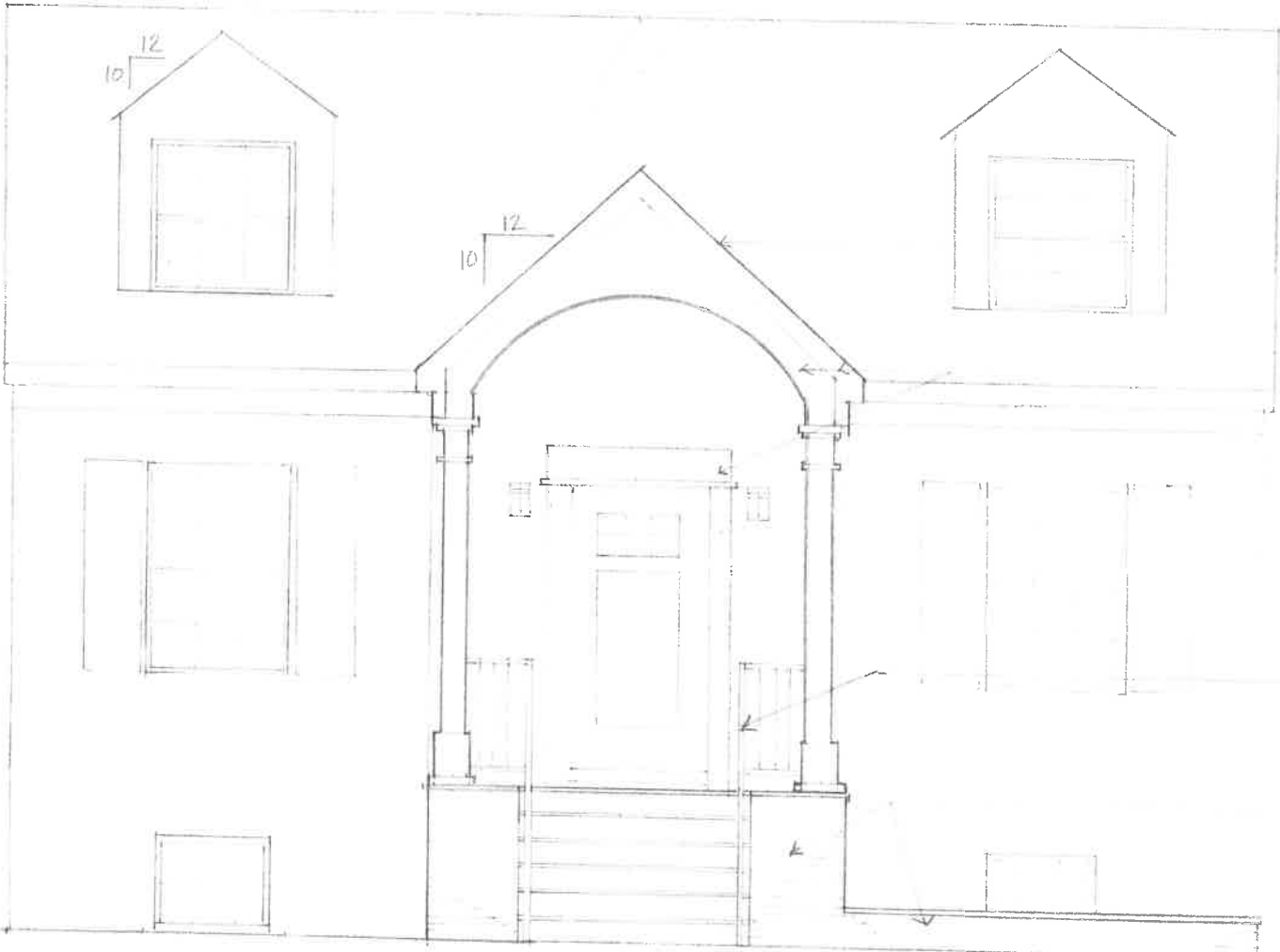


Dacus Residence - 29 August 2017 - 1/4" = 1'-0"

Robertson Renovations - Not For Construction



ROBERTSON RENOVATIONS



- NEW ROOF, MATCH EXISTING
- PAINTED TRIM, MATCH EXISTING
- NEW COMPOSITE COLUMNS, WHITE
- NEW IRON RAIL
- NEW BRICK/BLUESTONE PORCH, MATCH EXISTING BRICK

Dacus Residence - 29 August 2017 - 1/4" = 1'-0"
 Robertson Renovations - Not For Construction



ROBERTSON RENOVATIONS

Scala, Mary Joy

From: Melanie Miller <melanie@houseofmillers.com>
Sent: Tuesday, December 12, 2017 10:21 AM
To: 'James Robertson'; BAR
Subject: RE: Architectual changes to 714 Locust Ave

Hi James-

I was looking at this again and had two quick questions-

- The dormers look like they may have been added later. Do you think that is the case? And have they considered adding a bit of an overhang between the dormers' roof and the front of each dormer? Even a small one?
- The lights and front door appear to be prairie style. Do you think they would consider styling them more in keeping with the design of the house?

Thanks!

Melanie

From: James Robertson [mailto:jamesrobertson81@gmail.com]
Sent: Monday, October 16, 2017 2:49 PM
To: bar@charlottesville.org
Subject: Architectual changes to 714 Locust Ave

To whom it may concern.

This is James with Robertson Renovations. I am contacting you on behalf of our client Rashad Dacus. He lives at 714 Locust ave which is in the Martha Jefferson Conservation district. He would like to implement the changes depicted in the drawing attached. This would be to the front of the house facing Locust ave. There is a picture of the current house on the bottom left side of the plan for your reference.

Please advise on your recommendations if you don't think this is appropriate for the area/house.

Thank you in advance for your time.

James Robertson
Robertson Renovations Inc.
Licensed/Insured Class A Contractor
Members of the BBB
(434) 531-7363

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



December 5, 2017

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 (Historic Conservation District)

BAR 17-12-01

714 Locust Avenue

Tax Parcel 510069000

Rashad Dacus, Owner/James Robertson, Applicant

Additional front porch and landscaping

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, December 19, 2017, starting at 5:30 pm in the City Council Chambers, City Hall.** Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

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,

A handwritten signature in cursive script, appearing to read 'Mary Joy Scala', is written over a horizontal line.

Mary Joy Scala, AICP
Preservation and Design Planner