

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Thursday, June 21, 2018 3:59 PM
To: 'jrobertson@robertsonrenovations.com'
Cc: Werner, Jeffrey B; Mess, Camie
Subject: BAR Actions - June 19, 2018 - 714 Locust Avenue

June 21, 2018

Certificate of Appropriateness (Historic Conservation District)

BAR 18-06-02
714 Locust Avenue
Tax Parcel 510069000
Front Porch, Owner/ Rashard Dacus
Applicant/ James Robertson (Robertson Renovations)
Porch replacement and construct canopy

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 15, 2018. The following action was taken:

Motion: Schwarz 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 and canopy 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 the application as submitted. Balut seconded. Approved (7-0.)

This certificate of appropriateness shall expire in 18 months (December 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 434-970-3130 or wernerjb@charlottesville.org.

Sincerely yours,
Jeff Werner

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Tim Lasley

Intern | Historic Preservation and Design Planning
City of Charlottesville | Neighborhood Development Services
University of Virginia | Class of 2020
School of Architecture

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**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
June 19, 2018**



Certificate of Appropriateness Application (Historic Conservation District)

BAR 18-06-02

714 Locust Avenue

Tax Parcel 510069000

Owner: Rashard Dacus

Applicant: James Robertson (Robertson Renovations)

Porch replacement and construct canopy

Background

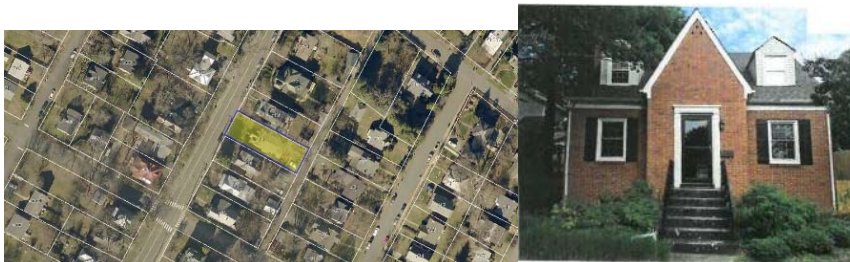
Built in 1952 by building contractor Wilbur W. Crawford and his wife, Ester F. Crawford, this two-story, three-bay, common bond, side-gabled, brick dwelling has a slightly projecting central bay with a steep cross gable marking the entrance. Five concrete steps with a metal handrail approach the entrance and fluted pilasters and architrave trim surround the doorway. 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 roof. A brick chimney is attached to the north elevation. (Historic survey attached)

December 29, 2017 - [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)



Application

Submitted by applicant:

- Robertson Renovations submittal dated May 29, 2018: Narrative and plan, drawn elevation.

Request for the following modifications and additions:

- Replace existing concrete porch/stair and metal railing with new bluestone/brick porch/stair and metal railing. New porch shall be held in 0'-8" on either side of central brick bay per prior request of BAR.
- Provide new "hood" on central bay to provide sheltered entry. "Hood" design does not obscure any portion of the massing or style of the central bay and leave concrete visible. Neighborhood precedents include 336 Parkway. Design considerations per BAR and subsequent conversation with BAR members.

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;*
- (7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq shall be applied; and*
- (8) Any applicable provisions of the City's Design Guidelines.*

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

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.

Discussion and Recommendations

The BAR should discuss the improvements in design and concept since previous submission to BAR, but staff recommends the discussion of whether the porch addition impacts the existing architectural form and integrity of building.

Staff finds that the walkway modifications are appropriate.

The regulations and guidelines for projects within a Historic Conservation District (HCD) are, by design, less rigid than those for an ADC District or an IPP. The HCD designations are intended to preserve the character-defining elements of the neighborhoods and to assure that new construction is not inappropriate to that character, while minimally imposing on current residents who may want to upgrade their homes. Within the existing HCDs are buildings and/or areas that might easily qualify for an ADC District or as an IPP; however, in evaluating proposals within HCDs, the BAR may apply only the HCD requirements and guidelines.

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 canopy 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 the application as submitted (or with the following modifications...).



**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

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 \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100. 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 3:30 p.m.

Project Name/Description	<u>Front Porch</u>	Parcel Number	<u>510069000</u>
Project Address/Location	<u>714 Locust Ave</u>		
Owner Name	<u>Rashard Dacus</u>	Applicant Name	<u>James Robertson (Robertson Renovations)</u>

Applicant Information

Address: 1567 Overlook Dr
Charlottesville VA 22901
Email: jrobertson@robertsonrenovations.com
Phone: (W) 434 531-7363 (H) _____

Signature of Applicant

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

James Robertson 5/29/18
Signature Date

James Robertson 5/29/18
Print Name Date

Property Owner Information (if not applicant)

Address: Rashard 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.

Signature Date

Print Name Date

Description of Proposed Work (attach separate narrative if necessary): replace existing front porch, add canopy above front door

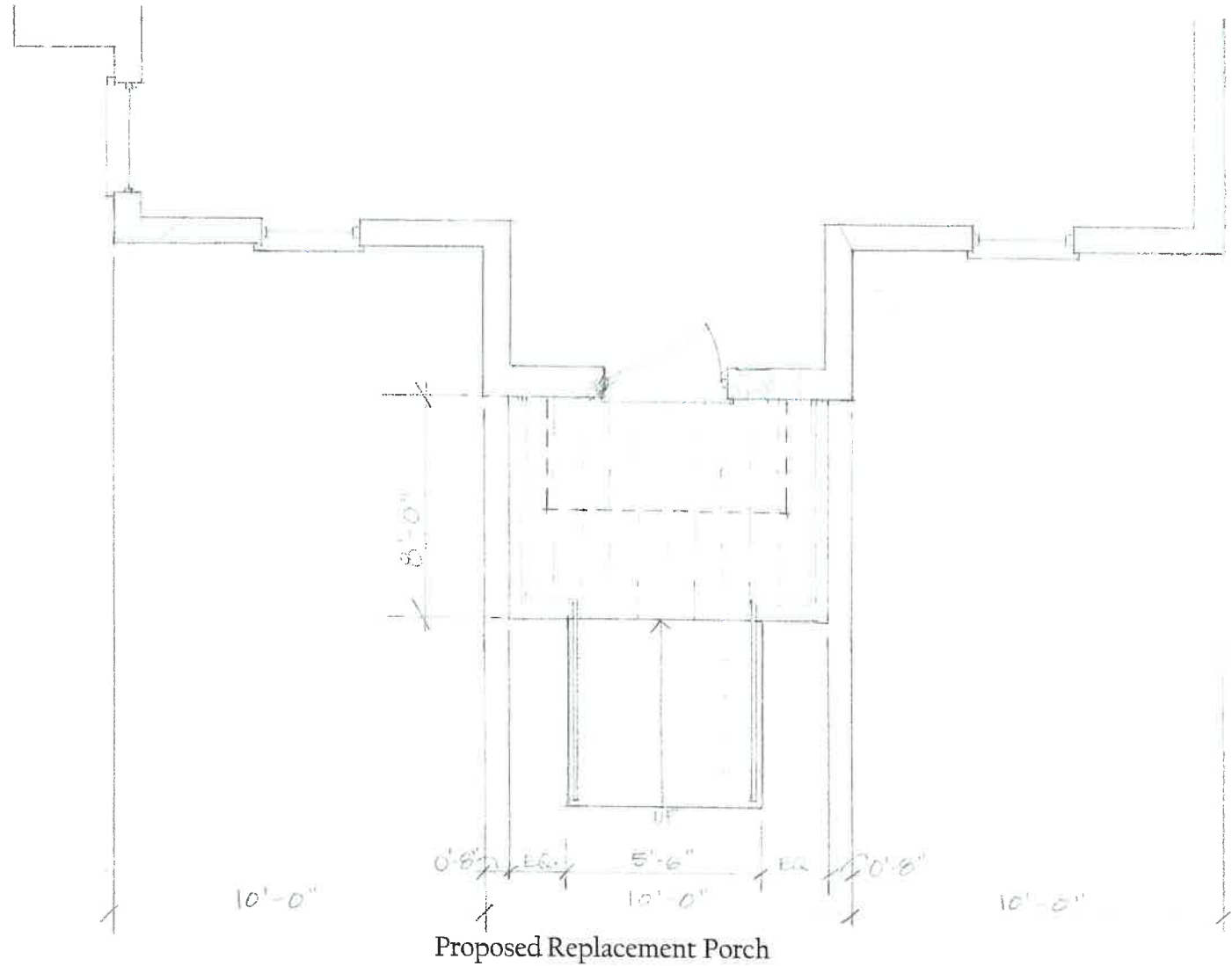
List All Attachments (see reverse side for submittal requirements):

10 attachments of plan with notes

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
<i>Revised April 2017</i>	

**Proposed Modifications to
714 Locust Ave, Charlottesville**

1. **Replace existing concrete porch/stair and metal railing with new bluestone/brick porch/stair and metal railing.**
 - New porch shall be held in 0'-8" on either side of central brick bay per request of BAR 12/19/2017.
2. **Provide new "hood" on central bay to provide sheltered entry.**
 - "Hood" design does not obscure any portion of the massing or style of the central bay and leaves dove-cote visible. Neighborhood precedents include 336 Parkway. Design considerations per BAR 12/19/2017 and subsequent conversations with BAR members.
3. **No additional modifications to the home are proposed, including but not limited to trim, doors, windows, lighting, roof or landscaping.**



Existing Front Elevation

Dacus Residence - 29 May 2018 - 1/4" = 1'-0"

Robertson Renovations - Not For Construction



ROBERTSON RENOVATIONS

New "hood" (covered entry)
6'-6" wide, 3'-0" deep.
Metal roof, prefinished, black.
Painted wood supports.
Flat trim to match existing.
Paint to match existing (white).

New (replacement) Porch/Stair
Brick base, to match existing.
Bluestone treads/pavers.
Iron Railing at Porch and Stair.

All other elements of home are
EXISTING TO REMAIN.



Proposed Porch/Stair/Hood



Proposed Hood

Dacus Residence - 29 May 2018 - 1/4" = 1'-0"

Robertson Renovations - Not For Construction



ROBERTSON RENOVATIONS