

From: Scala, Mary Joy
Sent: Thursday, March 23, 2017 10:40 AM
To: Carlton, Heather (USAVAW) (Heather.Carlton@usdoj.gov)
Subject: BAR Action- 612 Grove Avenue - March 21, 2017

March 23, 2017

Heather Carlton
612 Grove Avenue
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application

BAR 17-03-03
612 Grove Avenue
Tax Parcel 510049100
Heather Carlton, owner/applicant
Screened porch (Conservation District)

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 21, 2017. The following action was taken:

There is no official motion to be made since it is a preliminary discussion, but the BAR suggested the applicant come back next month with more information about the massing of the porch, including drawings or more photos to show what the details are going to be. Mohr suggested pushing the lower structure back, like in one of the photos, and staining it a dark color. Use 6x6's for the top structure also (4x4's may look too spindly). A physical survey is needed.

The following link takes you to video archives that include BAR meetings, if you want to review the actual discussion:

http://charlottesville.granicus.com/ViewPublisher.php?view_id=2

If you want to get back on the April 18 agenda, *please inform me no later than March 28*, the deadline for submittal. However, since this is a deferral you may have until Monday April 10 to submit revised drawings.

If you have any questions, please contact me at [434-970-3130](tel: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
March 21, 2017**



Certificate of Appropriateness Application (Historic Conservation District)

BAR 17-03-03
612 Grove Avenue
Tax Parcel 510049100
Heather Carlton, owner/applicant
Screened porch (Conservation District)

Background

612 Grove Avenue is a non-contributing dwelling in the Martha Jefferson Historic Conservation District. (Historic survey and map attached)

The ranch-style residence with walk-out basement was built in approximately 1963, located on the corner of Grove Avenue and Poplar Street. The house is approximately 2900 square feet, on an approximately 0.2 acre corner lot. The lot contains no other structures.

Application

The applicant is requesting approval for an approximately 16 foot by 12 foot screen porch, to be built on the north side of the house. The porch would be partially blocked from the street view by landscaping from the left side and rear. The house is built on a steep incline, both towards to the rear of the lot and towards the left, so the proposed porch would be raised, like a deck, to span the current driveway.

The porch materials are pressure-treated wood, screening, and architectural shingles matching the current roof. Gutters and downspouts would match those along the front and rear of the house. The gutters, downspout, trim, and railings would be painted white to match the white trim on the rest of the house. A current window opening will be expanded to accommodate French doors, and the only entrance to the porch would be from the interior of the house, with no exterior doors or stairs.

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. Review shall be limited to these factors:

- (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.*

Discussion and Recommendations

There are several issues to discuss:

- This parcel has a 20 foot corner side yard setback, so a professional survey is needed to confirm how much space is available for a side addition between the house and the property line. This will be required for a building permit.
- The drawings should be resubmitted with dimensions to meet the corner side yard setback.
- The BAR should decide if painted, pressure-treated wood is appropriate for the structure and railings. The finish for the 5/4 x 6" PT floor is not determined.

The screened porch is stepped back two feet from the front façade; its roof line is approximately two feet lower than the roof line of the existing building; and the eave line appears to match that of the house, so overall it does not overpower the original structure.

The white paint color selected for the porch matches the trim materials on the existing building.

The simple form of the porch is compatible with the porches on surrounding buildings. However, the design with the porch raised on 6x6's is unusual for a front elevation. The applicant should consider removing the unusable driveway and landscaping the area to make the design look more intentional.

The BAR should make comments regarding the proposed design and materials, and decide what additional information is necessary to review.

Suggested Motion

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 new porch addition satisfies the BAR's criteria and is compatible with this property and other properties in the Martha Jefferson Neighborhood Historic Conservation District, and that the BAR approves the application 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 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 3:30 p.m.

Project Name/Description Screened Porch Parcel Number _____
Address/Location 612 Grove Ave, Ch'ville
Owner Name Heather Carlton Applicant Name Heather Carlton

Applicant Information

Address: 612 Grove Ave
Ch'ville 22902
Email: hlcfa@yahoo.com
Phone: (W) 293-4283 (H) 202-758-8909
FAX: n/a

Property Owner Information (if not applicant)

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

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

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] 4/28/17
Signature Date

Heather Carlton
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): see attached

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

description of proposed work, photographs of house & neighboring properties, elevation drawings, plat

For Office Use Only

Received by: D.E. Bank
Fee paid: 125.00 Cash/Ck. # visa
Date Received: 2/28/17

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

MEMORANDUM

DATE: February 28, 2017

TO: Board of Architectural Review

SUBJECT: Application for Certificate of Appropriateness

Location: 612 Grove Ave
Owner: Heather Carlton

Description of Proposed Work: This application seeks a certificate of appropriateness for the construction of a screened-in porch to the left side of the dwelling located at 612 Grove Avenue. The house is a single-family residence located at the corner of Grove Ave and Poplar Street in the Martha Jefferson Historic Conservation District, but is non-contributing.

The house is a one-level ranch-style residence built in approximately 1963. The house is approximately 2900 square feet, on an approximately 0.2 acre corner lot. The lot contains no other structures. As the attached photos reflect, the house is built on a steep incline, both towards to the rear of the lot and towards the left, so the proposed porch would be raised, like a deck, to span the current driveway. The porch would be approximately 16 feet by 12 feet and would be partially blocked from street view by landscaping from the left side and rear. The porch materials are simple: wood, screening, and architectural shingles matching the current roof. Gutters and downspouts would match those along the front and rear of the house. The gutters, downspout, trim, and railings would be painted white to match the white trim on the rest of the house. A current window opening will be expanded to accommodate French doors, and the only entrance to the porch would be from the interior of the house, with no exterior doors or stairs.

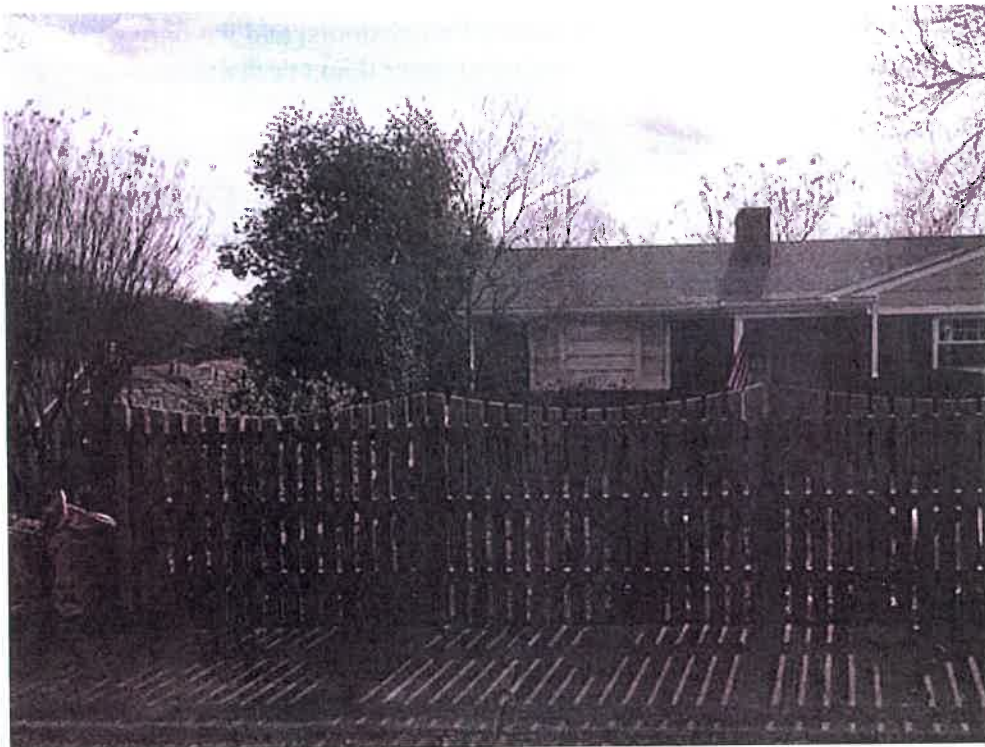
Attached, please find the following materials:

- 1 Application
- 2 Photographs of 612 Grove Ave from front and side
- 3 Photographs of contiguous properties
- 4 Elevation drawings of proposed porch
- 5 Plat showing lot location and size

612 Grove Ave – Front



612 Grove Ave – Front from street



612 Grove Ave – Left-side, location of proposed porch (front window marks location of French doors)



612 Grove Ave – Left side, from Poplar Street (front window marks location of French doors)



612 Grove Ave – Left side, from Poplar Street



Adjacent Properties

608 Grove Ave (right of 612 Grove Ave)



700 Grove Ave (left side of 612 Grove Ave)



619 Grove Ave (directly across the street from 612 Grove Ave)



FRONT ELEVATION

30 YEAR ARCHITECTURAL
SHINGLES

5/8 CSB

1X6 FASCIA BOARD
SCREENED-IN
PORCH

4X4 PT

8'

RAILING
TONGUE & GROOVE
PT 5/4 X 6 FLOORING

6X6 PT

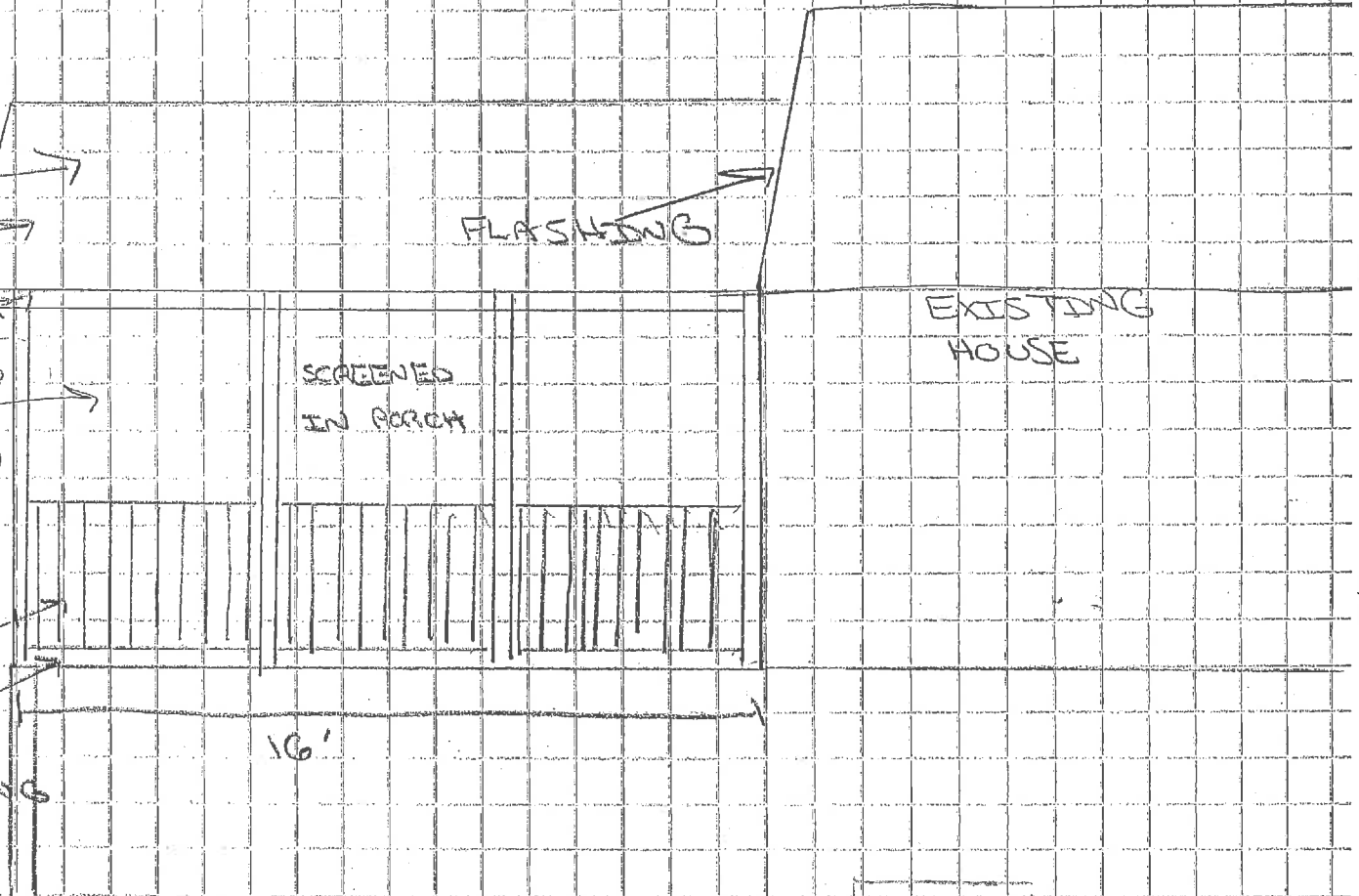
FLASHING

SCREENED
IN PORCH

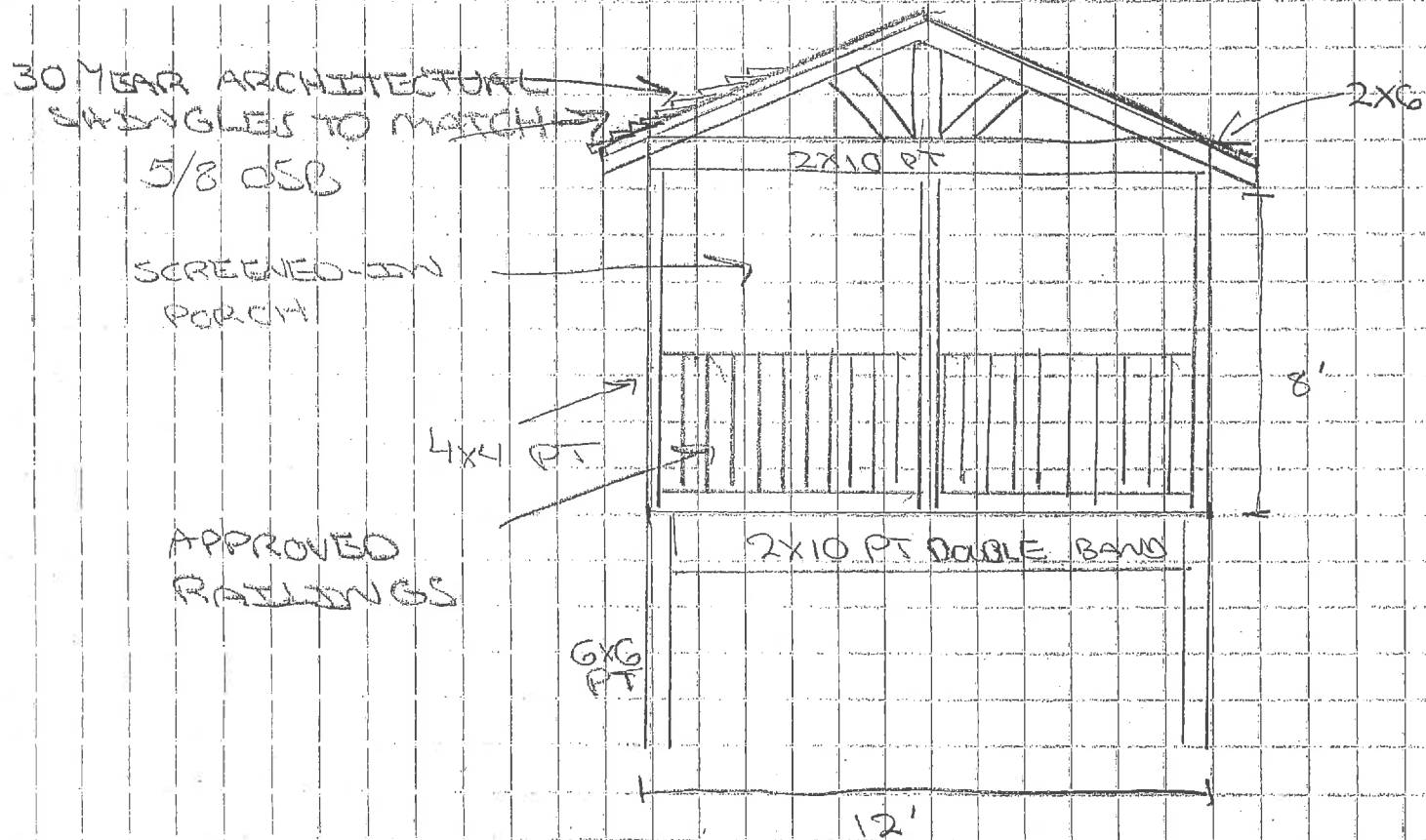
EXISTING
HOUSE

16'

1/4" = 1'



SIDE ELEVATION



30 YEAR ARCHITECTURAL SHINGLES TO MATCH
5/8 OSB

2x6

2x10 PT

SCREENED-IN PORCH

8'

4x4 PT

APPROVED RAILINGS

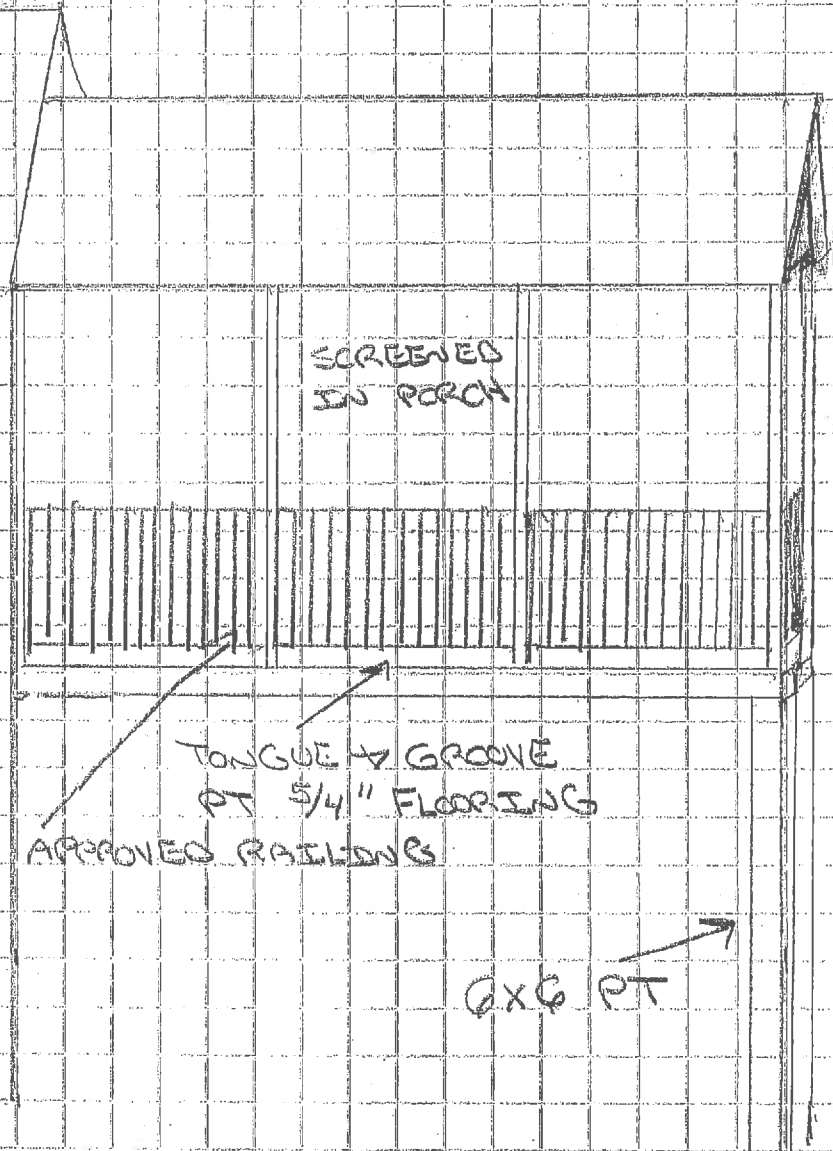
2x10 PT DOUBLE BAND

6x6 PT

12'

REAR ELEVATION

EXISTING HOUSE



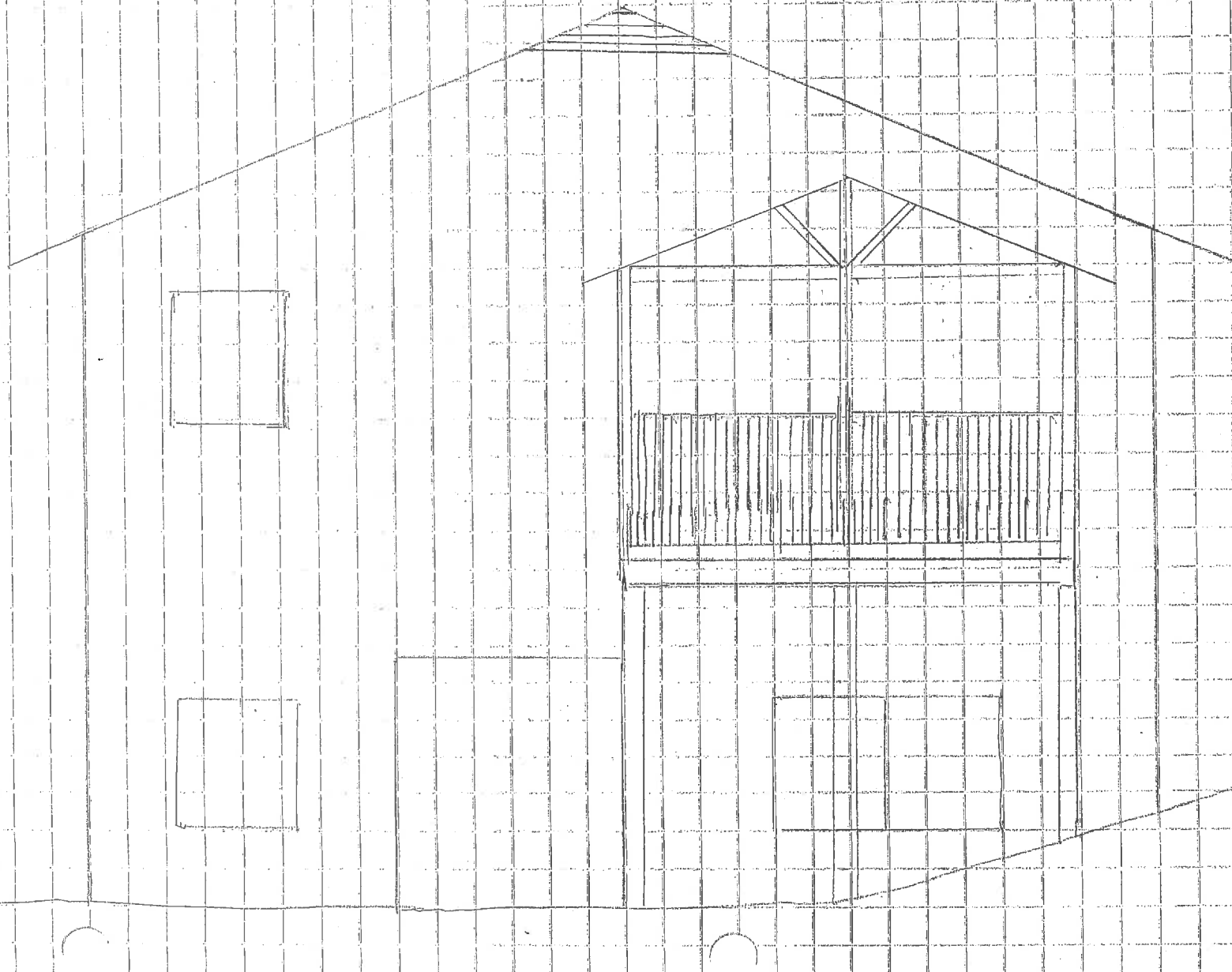
SCREENED
IN PORCH

TONGUE & GROOVE
PT 5/4" FLOORING

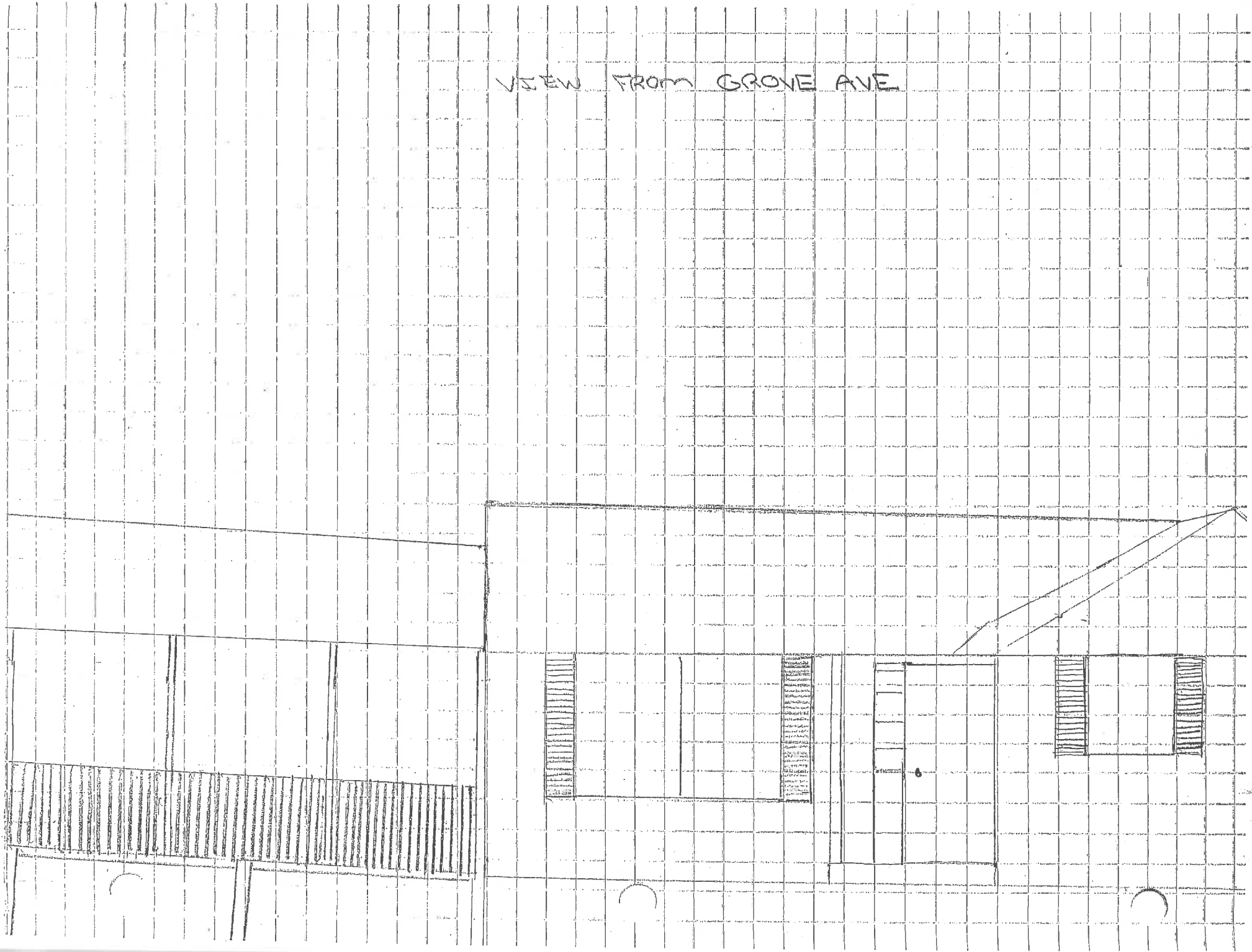
APPROVED RAILING

2x6 PT

VIEW FROM POPULAR ST



VIEW FROM GROVE AVE



FLOOR DETAIL

EXISTING HOUSE

LEDGER BOARD ATTACHED TO FLOOR JOIST THRU BRICK WITH LAG SCREWS

ATTACHED WITH APPROPRIATE SIMPSON JOIST HANGERS

FRENCH DOORS WILL BE ADDED TO ACCESS SCREENED IN PORCH FROM MASTER BEDROOM

2X10X16 12" OC

BAND BOARD ATTACHED WITH GALVANIZED BOLTS 6X6 PT

DOUBLE 2X10 PT

12'

ATTACHED WITH APPROPRIATE SIMPSON JOIST HANGERS

FOUNDATION DETAIL

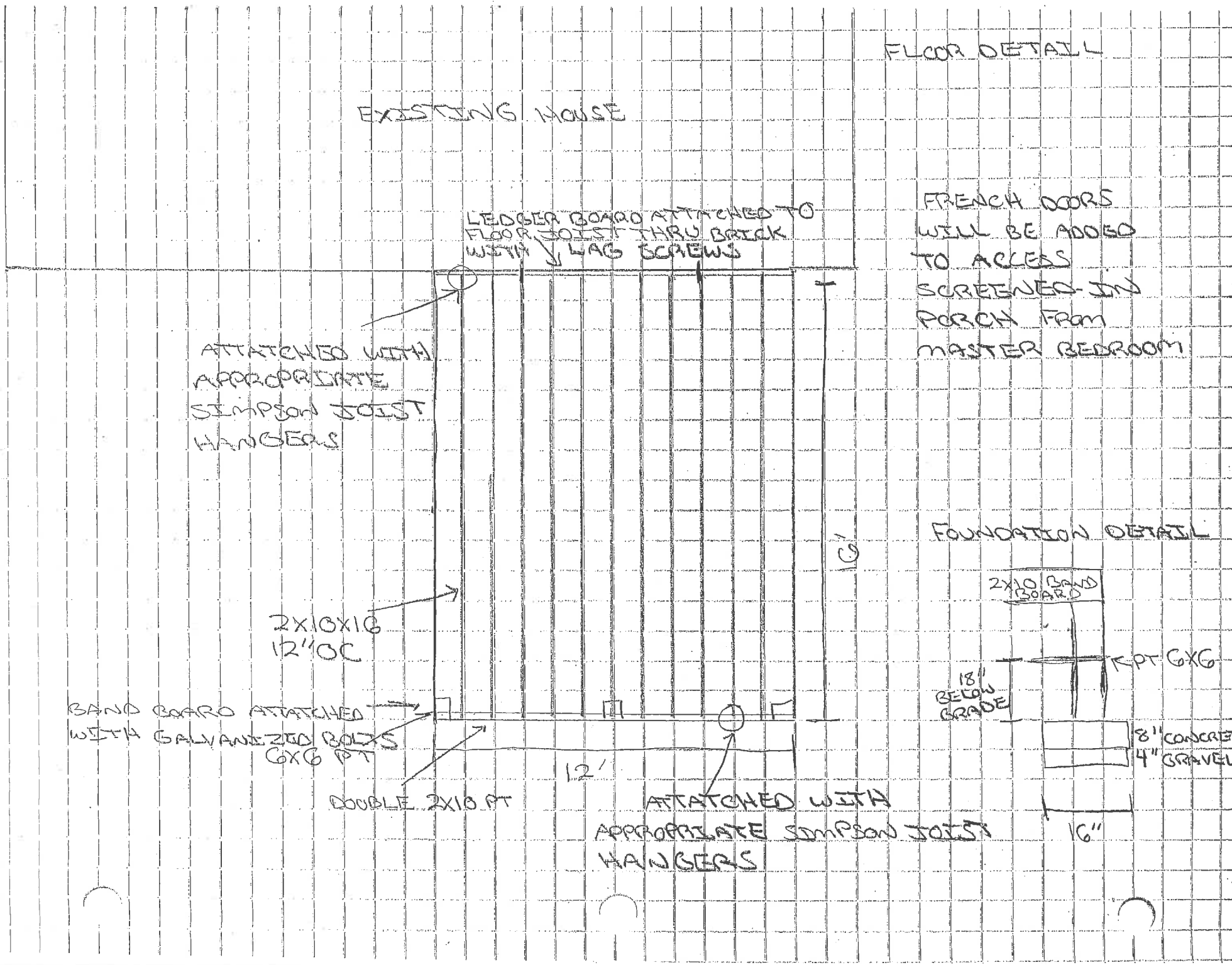
2X10 BAND BOARD

18" BELOW GRADE

RPT 6X6

8" CONCRETE 4" GRAVEL

16"



ROOF DETAIL

EXISTING HOUSE

FLASHINGS BETWEEN
BRICK AND SHINGLES

2X10 FT
BAND BOARD

1X6 FASCIA BOARD

2X6 ROOF JOIST
2' OC

2X8 RIDGE
HOLE

4X8'
5/8 OSB ROOF
DECKING

30 YEAR ARCHITECTURAL
SHINGLES TO MATCH
HOUSE

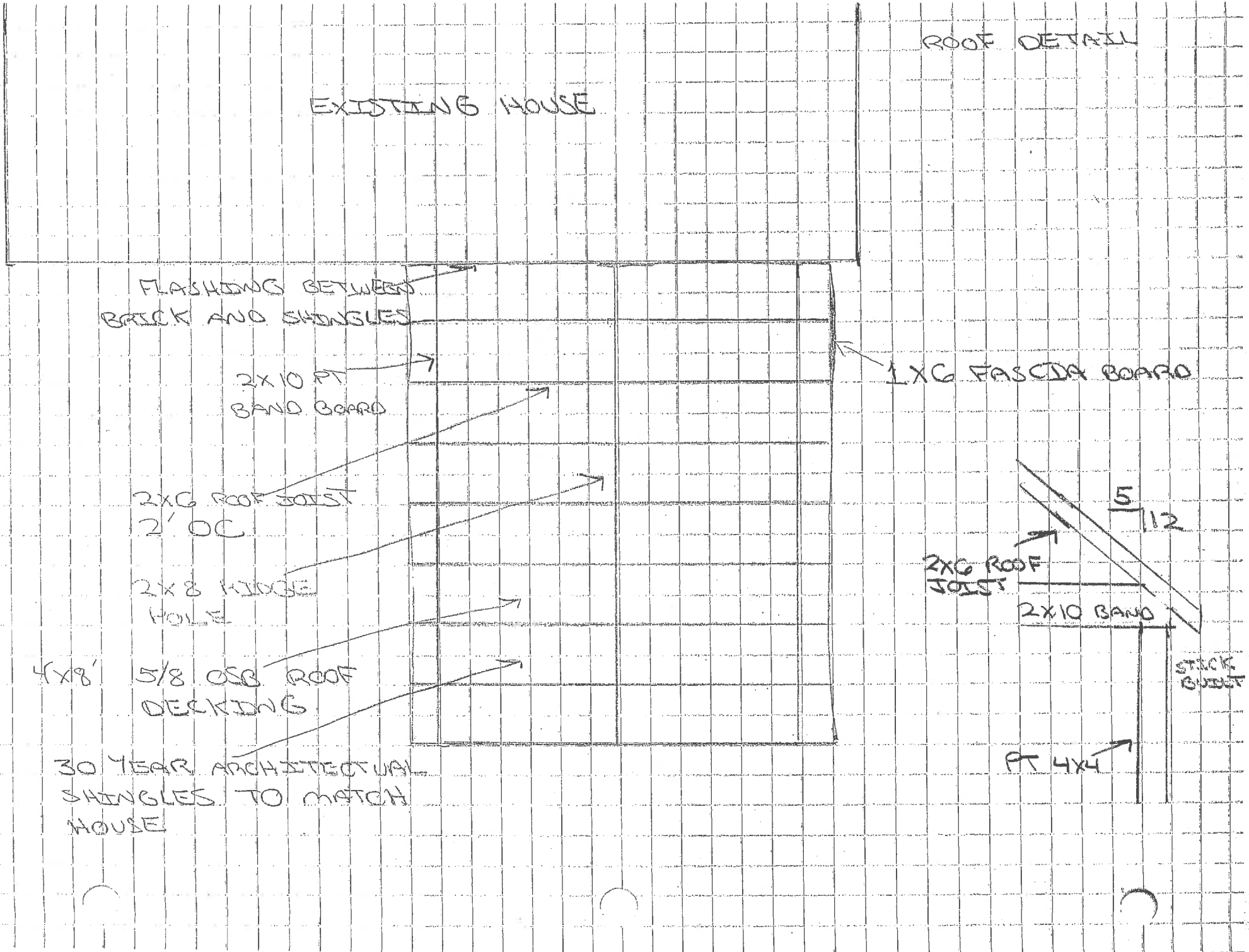
2X6 ROOF
JOIST

2X10 BAND

5
12

STICK
GULLET

PT 4X4



200

CITY PLANNING COMMISSION

OWNER'S APPROVAL

CERTIFICATION

David A. Thompson
CHAIRMAN
W. M. ...
SECRETARY
6/18/62
DATE

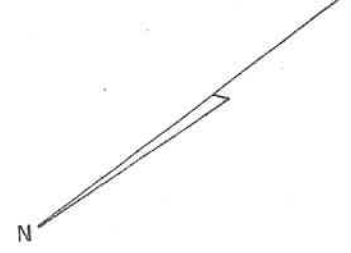
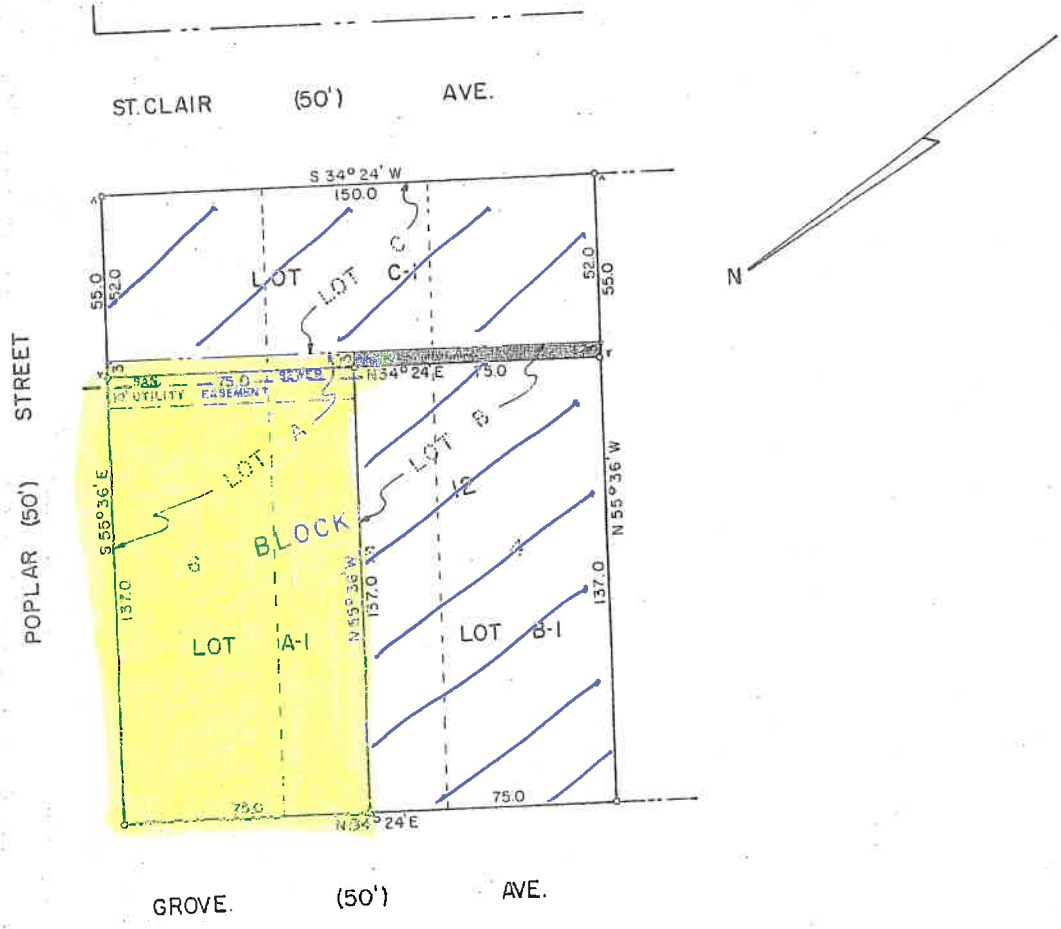
THIS DIVISION OF LAND MEETS WITH MY APPROVAL.

J. Edwin Travis
Calvin J. Tucker

THIS A CORRECT AND ACCURATE PLAT.

B. Hubert Hoffman

NOTE: IRON PINS AT ALL CORNERS



PLAT SHOWING
LOT A-1, B-1, & C-1
A REDIVISION OF LOTS A, B & C, A DIVISION
OF LOTS 4, 5 & 6 BLOCK 12
"LOCUST GROVE ADDITION"

Scale: 1" = 40'
CHARLOTTESVILLE, VIRGINIA
June 1962