

## Lasley, Timothy G

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**From:** Lasley, Timothy G  
**Sent:** Thursday, August 22, 2019 11:57 AM  
**To:** pibetaphisororitymom@yahoo.com  
**Cc:** Werner, Jeffrey B  
**Subject:** BAR Action - August 20, 2019 - 1509 Grady Avenue

August 22, 2019

### **Certificate of Appropriateness**

BAR 19-08-02  
1509 Grady Avenue  
Tax Parcel 050102000  
Pi Beta Phi House Corp., Owner/Mary Kennedy, Applicant  
Construction of Side Porch

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 20, 2019. The following action was taken:

**Motion: Gastinger moved 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 side porch and terrace satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that the BAR approves the application as submitted with the following modifications;**

- **That the proposed window door unit be constructed of wood or aluminum clad wood;**
- **That specifications of the columns match the existing columns on the front porch, and be submitted for the record;**
- **That cutsheets of the selected windows be submitted for the record;**
- **That the revised rear elevation be submitted for approval.**

**Balut seconded. Approved (8-1 with Miller opposed).**

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

[http://charlottesville.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=1382](http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1382)

This certificate of appropriateness shall expire in 18 months (February 20, 2021), 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.

Having completed this month's cycle of BAR design review, the applicant may now remove the public notice sign placed at or near the building address. These signs are typically placed directly on an element at the application address, or placed on a light pole within close proximity of the building address.

If you have any questions, please contact Jeff Werner at 434-970-3130 or [wernerjb@charlottesville.org](mailto:wernerjb@charlottesville.org).

Sincerely yours,  
Tim Lasley

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**Tim Lasley**

Acting Assistant Historic Preservation and Design Planner  
City of Charlottesville | Neighborhood Development Services  
University of Virginia | Class of 2020  
School of Architecture

Phone: (434)-970-3398

Email: [lasleyt@charlottesville.org](mailto:lasleyt@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
August 20, 2019**



**Certificate of Appropriateness Application**

BAR 19-08-02

1509 Grady Avenue

Tax Parcel 050102000

Pi Beta Phi House Corp., Owner/Mary Kennedy, Applicant

Construction of Side Porch

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**Background**

Constructed c1925, 1509 Grady Avenue is a contributing structure within the Rugby Road-University Circle-Venable Neighborhood ADC District. This Colonial Revival, two-story house features a gable roof and a round-arched pediment portico. The house has historically been a residential structure, and currently is the house for Pi Beta Phi Fraternity for Women.

**Prior BAR Actions**

None

**Application**

Applicant Submitted:

- Applicant submittal dated July 30, 2019: Site photos and context.
- David Kariel Architect submittal dated July 30, 2019: Plan, elevation, and section.

Request for CoA to construct a new porch and brick terrace on the east side of the house. The porch would be approximately 26 feet in depth and approximately 41 feet in total length. Brick for porch and terrace to match existing brick on the historic structure. The covered porch would have a maximum height of approximately 10 feet. The roof would be a flat EPDM roof. New prefabricated structural columns and trim will be installed and painted white. The porch and patio would introduce five new steps. A connection from the existing side porch to the proposed side porch will be included.

New porch will require removal of existing double-hung windows and section of the brick to accommodate a new French door system in mid-span of a NANA-Wall System. A brick soldier course exists above the wall system and doors.

**Discussion**

Staff finds the proportions of the proposed porch and terrace appropriate for the site, and affords opportunity on the corner lot facing Grady Avenue and Cabell Avenue. Staff finds the proposal appropriate in concept at this phase.

One concern is the relocation of the utilities and mechanical units, which are currently located where the proposed porch and connection to the existing porch are planned to go. This has not yet been accounted for in plan.

The BAR should discuss the overall appropriateness of the porch and terrace. The BAR should discuss the potential use of plantings and other forms of landscaping to buffer/soften the transition from turf to brick.

### **Suggested Motions**

Approval: 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 side porch and terrace satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that the BAR approves the application as submitted.

(or with the following modifications/conditions...)

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed side porch and terrace do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that the BAR denies the application as submitted.

### **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) Any applicable provisions of the City's Design Guidelines.

#### **Pertinent Design Review 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.

**1509 Grady Avenue**



<b>STREET ADDRESS:</b>	1509 Grady Avenue
<b>MAP &amp; PARCEL:</b>	5-102
<b>PRESENT ZONING:</b>	R-3
<b>ORIGINAL OWNER:</b>	
<b>ORIGINAL USE:</b>	Residential- single family
<b>PRESENT USE:</b>	Fraternity
<b>PRESENT OWNER:</b>	Va. Epsilon CH of the Pi Beta Phi House Corp.
<b>ADDRESS:</b>	c/o Sherry Guiseppe 10608 John Ayres Drive Fairfax, Va. 22032
<b>DATE/ PERIOD:</b>	Ca. 1925
<b>STYLE:</b>	Colonial Revival
<b>HEIGHT IN STORIES:</b>	2.5 stories
<b>DIMENSIONS AND LAND AREA:</b>	4,051 sq ft/0.413 acres
<b>SOURCES:</b>	Charlottesville City Records and 2004 Architectural Survey
<b>CONTRIBUTING:</b>	Yes

**ARCHITECTURAL DESCRIPTION**

This 2 ½-story, Colonial Revival-style, gable-roofed brick dwelling was constructed in the mid-1920s and is used as a fraternity. Details include: 3 oversized pediment dormers; interior-end brick chimney; 6/6-sash windows; wooden cornice; elegant tracery in fanlight and sidelights around door; and a round-arched pediment portico with Tuscan columns. This is a contributing resource in the District.



**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

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.

Owner Name Pi Beta Phi House Corp. Applicant Name SAME  
Project Name/Description OPEN PORCH ADDITION Parcel Number 5-102  
Project Property Address 1509 GRADY AVENUE

**Applicant Information**

Address: 1509 GRADY AVENUE  
CHARLOTTESVILLE, VA  
Email: PIBETAPHISORORITYMON@YAHOO.COM  
Phone: (W) \_\_\_\_\_ (C) 540-748-9046

**Property Owner Information (if not applicant)**

Address: SEE ABOVE  
Email: \_\_\_\_\_  
Phone: (W) \_\_\_\_\_ (C) \_\_\_\_\_

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.

David Kariel 7/30/19  
Signature Date

DAVID KARIEL 7/30/19  
Print Name (FOR MARY KENNEDY) 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): NEW SIDE PORCH AND BRICK TERRACE FOR SORORITY

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

PHOTOS, DRAWING SHEET

**For Office Use Only**

Received by: \_\_\_\_\_

Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_

Date Received: \_\_\_\_\_

Revised 2016

Approved/Disapproved by: \_\_\_\_\_

Date: \_\_\_\_\_

Conditions of approval: \_\_\_\_\_



Front Elevation on Grady Avenue



Front Porch





Side elevation on Cabell Avenue



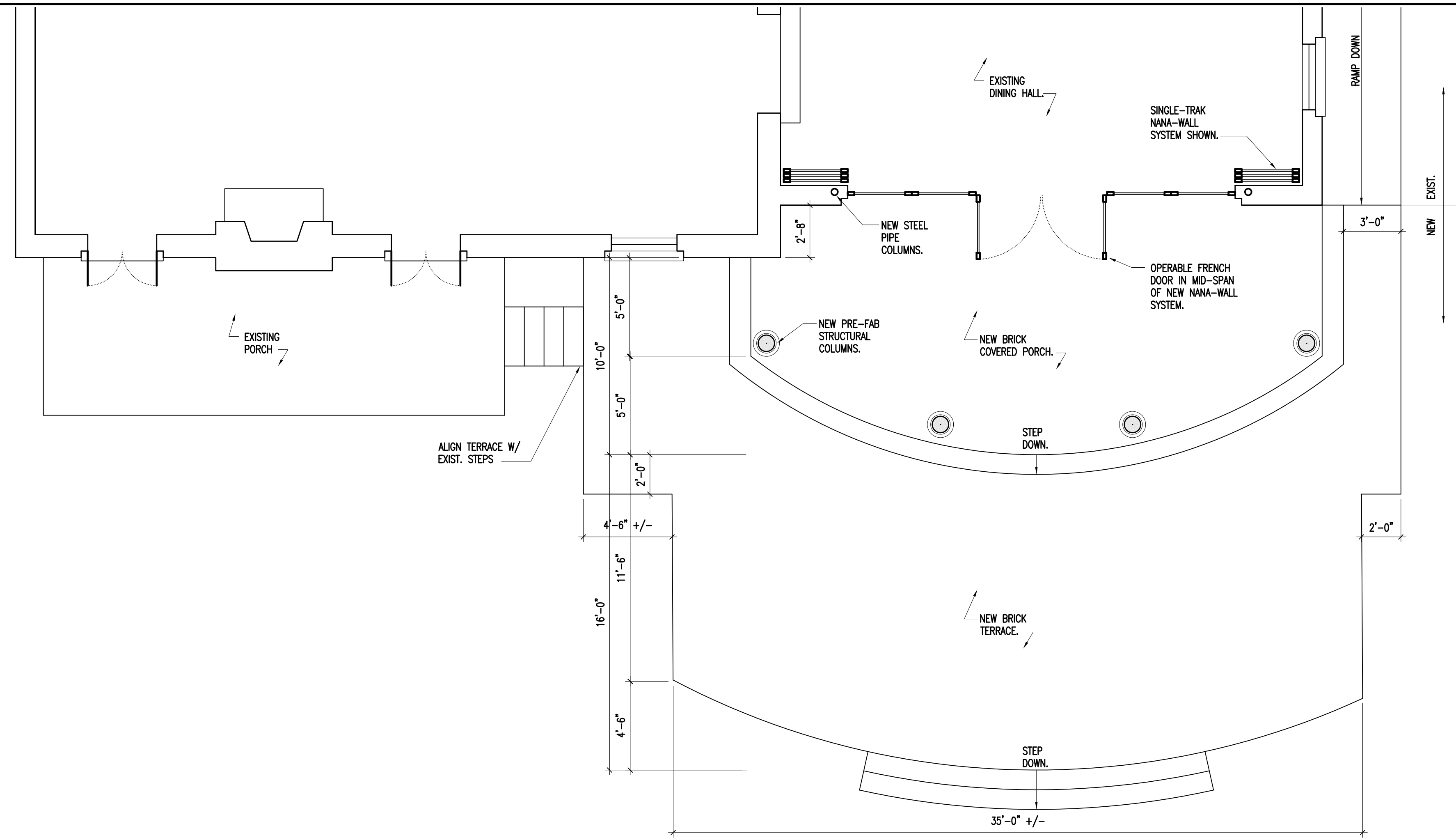
Side Elevation on Cabell Avenue – location of proposed porch



Adjacent Property on Cabell Avenue



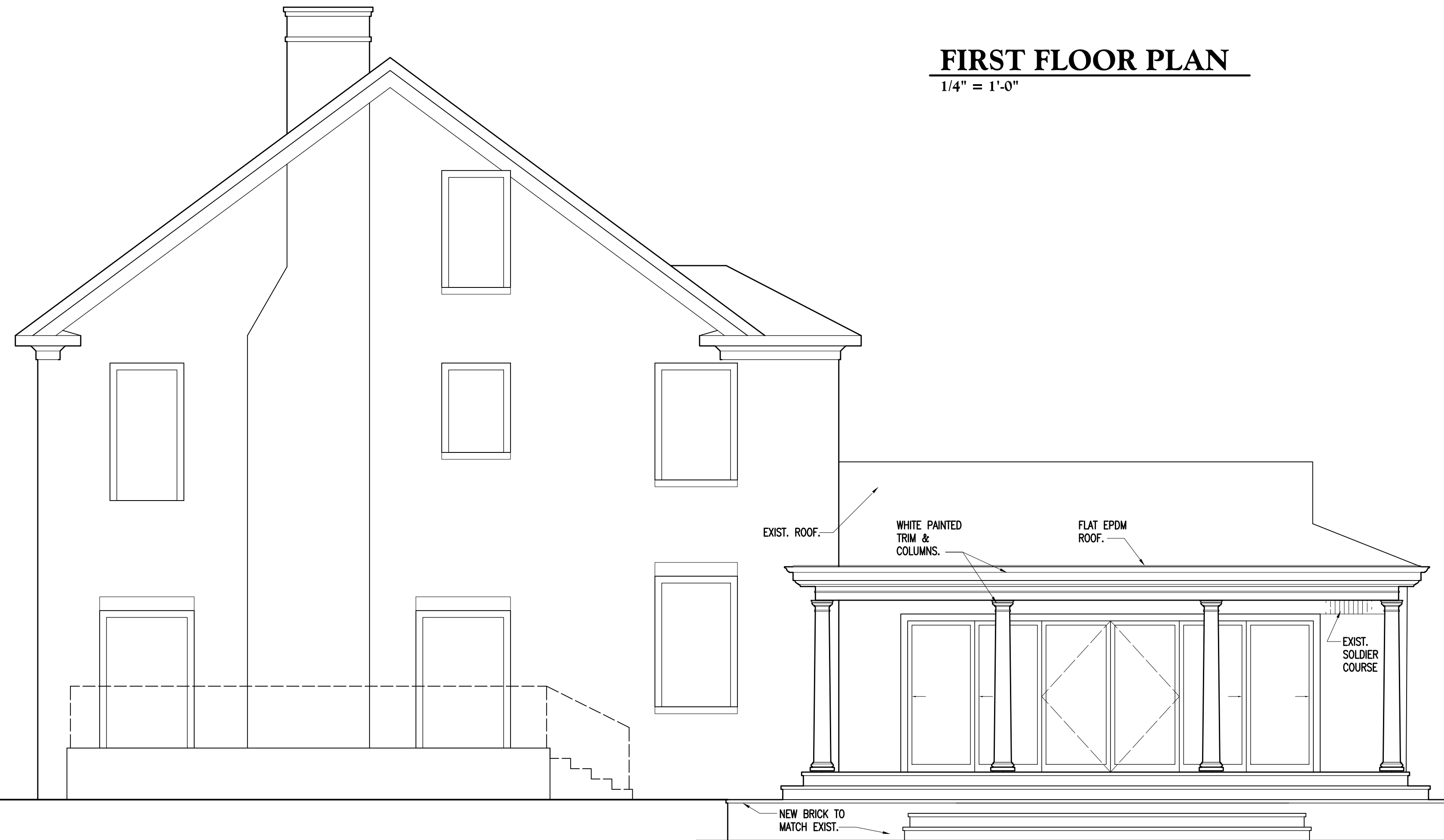
Adjacent Property on Grady Avenue



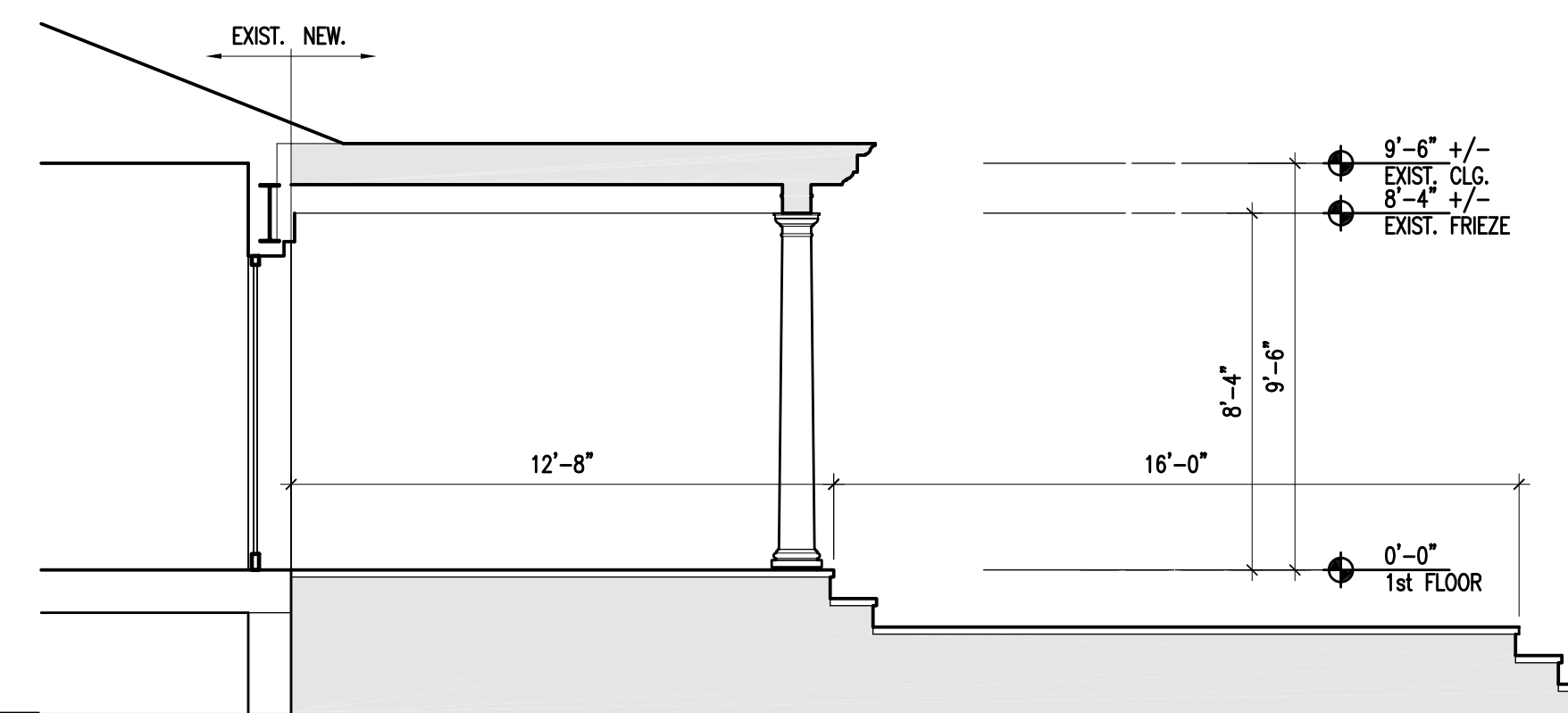
**FIRST FLOOR PLAN**  
 1/4" = 1'-0"



**SITE**  
 NO SCALE



**ELEVATION**  
 1/4" = 1'-0"



**SECTION**  
 1/4" = 1'-0"

David Karriel  
 Architect  
 1001 Old St. NE, Suite 100, Charlottesville, VA 22902, Cell: 434.996.1757

Pi Beta Phi Sorority  
 1509 Grady Avenue  
 Charlottesville, VA

DATE: 07-25-19  
 SCALE: 1/4" = 1'-0"  
 DRAWN: JSF  
 CHECKED: DK  
 JOB NO. 1916