

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Thursday, August 22, 2019 11:57 AM
To: kschafer@designdevelopllc.com
Cc: Werner, Jeffrey B
Subject: BAR Action - August 20, 2019 - 1532 & 1534 Virginia Avenue

August 22, 2019

Certificate of Appropriateness

BAR 19-08-03
1532 & 1534 Virginia Avenue
Tax Parcel 090123000
Roger HB. Davis JR. & Jeanne S Davis Trusts, Owner
Kevin Schafer, Applicant
Proposed Demolition

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: Balut moved having considered the standards set forth within the City Code, including City Design Guidelines for Demolition, I move to find that the proposed demolition of 1532 Virginia Avenue and 1534 Virginia Avenue satisfies the BAR's criteria and guidelines and is 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 condition that the owners document the house with plans, elevations, and photographs for submittal with Preservation Piedmont and/or the City. Mohr seconded. Approved (5-3 with Schwarz, Miller, and Lahendro 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

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.

Sincerely yours,
Tim Lasley

--

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

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



Certificate of Appropriateness Application

BAR 19-08-03

1532 & 1534 Virginia Avenue

Tax Parcel 090123000

Roger HB. Davis, Jr. & Jeanne S. Davis Trusts, Owner

Kevin Schafer, Applicant

Proposed Demolition



Background

1532 Virginia Avenue, constructed c1915, and 1534 Virginia Avenue, constructed c1925, are vernacular style, one-story frame dwellings with stucco cladding. Both are contributing structures within the Rugby Road-University Circle-Venable Neighborhood ADC district. The historic surveys for both structures are attached.

Prior BAR Reviews

February 17, 2015: The BAR denied the proposed demolitions of 1532, 1534, and 1536 Virginia Avenue because they did not meet the standards and guidelines for demolitions. 1538 Virginia Avenue is not a contributing structure, demolition allowed without BAR review.

Application

Applicant Submitted:

- Design Develop Demolition Request dated July 30, 2019, cover and pages 2 through 13.
- DMWPV Structural Condition Assessment of 1532, 1534 and 1536 Virginia Avenue, dated June 5, 2015, cover and pages 2 through 21.

Request for a Certificate of Appropriateness for the demolition of 1532 Virginia Avenue and 1534 Virginia Avenue. The applicant has provided justification for the demolition following the Standards for Considering Demolition found on pages 2-3 of the submittal.

Discussion

Applicant has submitted an engineer's report that characterizes the structural condition of both buildings as poor. The report acknowledges the limitations of the investigation and the subsequent findings, however the deterioration identified is not insignificant, nor is the estimated cost of repairs.

The BAR does not consider what the possible new use of the property would be, only whether or not the buildings merit preservation.

The BAR may wish to evaluate and take action on each structure individually.

Should the BAR approve the request, staff suggests a condition that requires the submittal of an appropriate level of documentation for each structure.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Demolition, I move to find that the proposed demolition of 1532 Virginia Avenue and 1534 Virginia Avenue satisfies the BAR's criteria and guidelines and is 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 Demolition, I move to find that the proposed demolition of 1532 Virginia Avenue and 1534 Virginia Avenue does not satisfy the BAR's criteria and guidelines and is not compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC district, and that for the following reasons 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.
- (3) 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
- (4) 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 Guidelines for Demolitions:

A. INTRODUCTION

Historic buildings are irreplaceable community assets; and once they are gone, they are gone forever. With each successive demolition or removal, the integrity of a historic district is further eroded. Therefore, the demolition or moving of any contributing building in a historic district should be considered carefully.

Charlottesville's Zoning Ordinance contains provisions that require the property owner to obtain approval prior to demolishing a contributing property in a historic district or an Individually Protected Property (IPP).

The following review criteria should be used for IPP's and (contributing) buildings that are proposed for demolition or relocation.

Plans to demolish or remove a protected property must be approved by the BAR or, on appeal, by the City Council after consultation with the BAR. Upon receipt of an application for demolition or removal of a structure, the BAR has 45 days to either approve or deny the request. If the request is denied and the owner appeals to the City Council, the Council can either approve or deny the request. If Council denies the request, the owner may appeal to the City Circuit Court.

In addition to the right to appeal to City Council or the Circuit Court, there is a process that enables the owner to demolish the building or structure if certain conditions have been met. After the owner has appealed to City Council and has been denied, the owner may choose to make a bona fide offer to sell the building or structure and land.

The property must be offered at a price reasonably related to the fair market value of the structure and land and must be made to the city or to any person or firm or agency that gives reasonable assurance that it is willing to preserve and restore the property. City Council must first confirm that the offering price is reasonably related to the fair market value.

The time during which the offer to sell must remain open varies according to the price, as set out in the State Code and the Zoning Ordinance.

If such a bona fide offer to sell is not accepted within the designated time period, the owner may renew the demolition request to City Council and will be entitled to a Certificate of Appropriateness that permits the demolition of the structure.

B. Demolition of Historic Structures

Review Criteria for Demolition

- 1) The standards established by the City Code, Section 34-278.
- 2) The public necessity of the proposed demolition
- 3) The public purpose or interest in land or buildings to be protected.
- 4) Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.
- 5) Whether or not the proposed demolition would adversely or positively affect other historic buildings or the character of the historic district.
- 6) The reason for demolishing the structure and whether or not alternatives exist.
- 7) Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.

Guidelines for Demolition

- 1) Demolish a historic structure only after all preferable alternatives have been exhausted.
- 2) Document the building thoroughly through photographs and, for especially significant buildings, measured drawings according to Historic American Buildings Survey (HABS) Standards. This information should be retained by the City of Charlottesville Department of Neighborhood Development Services and the Virginia Department of Historic Resources.
- 3) If the site is to remain vacant for any length of time, maintain the empty lot in a manner consistent with other open spaces in the districts.

Pertinent Standards for Considering Demolitions include:

The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

(a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:

1. The age of the structure or property;
 - 1532 Virginia Avenue was built c1915; 1536 Virginia Avenue was built c1925.
2. Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;
 - The properties are located within the Rugby Road-University Corner historic district (VDHR #104-0133), listed on the Virginia Landmarks Register (1983) and the National Register of Historic Places (1984). Both structures are included in the 1983 nomination and considered

contributing structures. (See pages 55 and 56 of the nomination inventory. It should be noted that unlike later inventories that identify a property as either *contributing* or *non-contributing*, the 1983 survey notes only those that are only *non-contributing*. Absent that qualification, a property is considered *contributing*.)

3. Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;
 - There are no known associations.
4. Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;
 - The buildings do not have significant architectural features, however their form and scale are becoming increasingly rare in this district.
5. Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty;
 - The structures could be reproduced, but they would not be historic.
6. The degree to which distinguishing characteristics, qualities, features or materials remain;
 - It cannot be determined if 1534 has been altered since its construction in c1925. The 1920 Sanborn Maps indicate small front porch on 1532, which has been removed.

(b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.

- These buildings are linked to other simple dwellings in the Venable neighborhood that have been converted to student rentals over the years. The placement of the 1980's apartment building behind these three structures detracts somewhat from their vernacular appeal. The buildings in the immediate Virginia Avenue area are mostly larger, brick structures.

(c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;

- Structural report has been submitted.

(d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value;

- The applicant intends to raze two buildings.

(e) Any applicable provisions of the city's Design Guidelines

1. The criteria established by the City Code.
 - See above.
2. The public necessity of the proposed demolition.
 - There is no public necessity.
3. The public purpose or interest in land or buildings to be protected.
 - The public purpose is to save tangible evidence and reminders of the people of Charlottesville, their stories, and their buildings. It is important to protect a broad spectrum of historic resources so that the sense of community continuity and belonging will be meaningful to all of the City's residents.
4. The existing character of the setting of the structure or area and its surroundings.
 - This is a medium density residential area zoned UMD. Despite the large newer apartments on 15th Street, and the recently constructed apartment on Virginia Avenue, none of which were reviewed by the BAR, the district retains its residential character with a certain amount of landscaping and large trees.

5. Whether or not a relocation of the structure would be a practical and preferable alternative to demolition.
 - Relocation would not be practical.
6. Whether or not the proposed demolition would affect adversely or positively other historic buildings or the character of the historic district.
 - Each demolition negatively affects the critical mass of the historic district, and increases the vulnerability of remaining historic buildings.
7. Whether or not there has been a professional economic and structural feasibility study for rehabilitating or reusing the structure and whether or not its findings support the proposed demolition.
 - Structural report submitted.



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s). 7216

Street address 1532 Virginia Ave.
Town/City Charlottesville

Historic name _____ Common name _____

- Material
- wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)
 - brick (bond: Flemish, stretcher, _____-course American, _____)
 - stone (random rubble, random ashlar, coursed ashlar, _____)
 - log (siding: weatherboard, shingle, aluminum, bricktex, _____)
 - stucco painted; gray-brown color
 - concrete block
 - enameled steel
 - other: _____
- cast iron
 - terra cotta
 - glass and metal

Number of Stories	Roof Type	Roof Material
<input checked="" type="checkbox"/> 1 <i>1 1/2</i> <input type="checkbox"/> 2 1/2 <input type="checkbox"/> 1 1/2 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input checked="" type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input type="checkbox"/> parapet <input type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<input type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input checked="" type="checkbox"/> composition <input type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____

Dormers	Number of bays — Main facade
<input checked="" type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 2 <input type="checkbox"/> _____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input checked="" type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> _____

Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> _____	<input checked="" type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> _____	Shed-roofed porch with narrow square wooden posts.

Building type

<input checked="" type="checkbox"/> detached house	<input type="checkbox"/> garage	<input type="checkbox"/> government	<input type="checkbox"/> industrial
<input type="checkbox"/> detached town house	<input type="checkbox"/> farmhouse	<input type="checkbox"/> commercial (office)	<input type="checkbox"/> school
<input type="checkbox"/> row house	<input type="checkbox"/> apartment building	<input type="checkbox"/> commercial (store)	<input type="checkbox"/> church
<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	<input type="checkbox"/> _____

Style/period **Vernacular** Date ^{date} **1920** Architect/builder *ca. 1918-20*

Location and description of entrance **Central entrance; plain.**



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

Like other houses on this side of Virginia Ave, the basement is entered at grade at the rear. A short walkway connects the sidewalk to the house, which is built on the edge of a steep ravine.

Historical information

Source

Surveyed by **Jeff O'Dell, VHLC** Date **4-83; 8-83**

1532, 1538 Virginia Avenue



1532

1538

STREET ADDRESS:	1532, 1538 Virginia Avenue
MAP & PARCEL:	9-123
PRESENT ZONING:	R-3
ORIGINAL OWNER:	
ORIGINAL USE:	Residential - single family
PRESENT USE:	Multi-family
PRESENT OWNER:	Davis, Roger H.B. Jr. & Jeanne S.
ADDRESS:	Davis, Roger H.B. Jr. & Jeanne S. 3395 Brookside Drive Charlottesville Va. 22901
DATE/ PERIOD:	Ca. 1915; 1986
STYLE:	Vernacular
HEIGHT IN STORIES:	1.0 stories
DIMENSIONS AND LAND AREA:	0.761 acres
SOURCES:	Charlottesville City Records and 2004 Architectural Survey
CONTRIBUTING:	Yes; No for modern apartment

ARCHITECTURAL DESCRIPTION

This 1-story, 3-bay, vernacular dwelling at 1532 was constructed ca. 1915. Details include: frame construction with stucco cladding; 2 story at rear; gable roof; symmetrical 3-bay front; 2/2 windows; plain frieze; and interior brick flue. Like many other houses on the south side of Virginia Avenue, this house has a full basement entered at grade at the rear and side. It is a contributing resource in the District. The 2-story apartment building behind it (#1538) was constructed in 1986 and is a non-contributing resource in the District.



VIRGINIA HISTORIC LANDMARKS COMMISSION

HISTORIC DISTRICT SURVEY FORM

File No. 104-130
Negative no(s). 7216

Page 1 of 2

Street address 1534 Virginia Ave.
Town/City Charlottesville

Historic name _____ Common name _____

- Material
- wood frame (siding: weatherboard, shingle, aluminum, bricktex, _____)
 - brick (bond: Flemish, stretcher, ____-course American, _____)
 - stone (random rubble, random ashlar, coursed ashlar, _____)
 - log (siding: weatherboard, shingle, aluminum, bricktex, _____)
 - stucco painted light green
 - concrete block
 - enameled steel
 - other: _____
- cast iron
 - terra cotta
 - glass and metal

Number of Stories	Roof Type	Roof Material
<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 2½ <input type="checkbox"/> 1½ <input type="checkbox"/> 3 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> ____	<input type="checkbox"/> shed <input type="checkbox"/> mansard <input checked="" type="checkbox"/> gable <input type="checkbox"/> gambrel <input type="checkbox"/> pediment <input type="checkbox"/> parapet <input type="checkbox"/> hipped <input type="checkbox"/> flat <input type="checkbox"/> other: _____	<input type="checkbox"/> slate <input type="checkbox"/> tile <input type="checkbox"/> wood shingle <input type="checkbox"/> pressed tin <input checked="" type="checkbox"/> composition <input type="checkbox"/> not visible <input type="checkbox"/> standing seam metal <input type="checkbox"/> other: _____

Dormers	Number of bays — Main facade
<input checked="" type="checkbox"/> 0 <input type="checkbox"/> 3 <input type="checkbox"/> shed <input type="checkbox"/> hipped <input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> gable <input type="checkbox"/> _____ <input type="checkbox"/> 2 <input type="checkbox"/> ____ <input type="checkbox"/> pedimented	<input type="checkbox"/> 1 <input type="checkbox"/> 4 <input type="checkbox"/> 7 <input checked="" type="checkbox"/> 2 <input type="checkbox"/> 5 <input type="checkbox"/> 8 <input type="checkbox"/> 3 <input type="checkbox"/> 6 <input type="checkbox"/> ____

Porch	Stories	Bays	General description
<input checked="" type="checkbox"/> yes <input type="checkbox"/> no	<input checked="" type="checkbox"/> 1 <input type="checkbox"/> 3 <input type="checkbox"/> 2 <input type="checkbox"/> ____	<input checked="" type="checkbox"/> 1 (center) <input type="checkbox"/> 2 <input type="checkbox"/> 4 <input type="checkbox"/> 1 (side) <input type="checkbox"/> 3 <input type="checkbox"/> ____	Plain shed-roofed front porch with modern iron supports.

Building type

<input checked="" type="checkbox"/> detached house	<input type="checkbox"/> garage	<input type="checkbox"/> government	<input type="checkbox"/> industrial
<input type="checkbox"/> detached town house	<input type="checkbox"/> farmhouse	<input type="checkbox"/> commercial (office)	<input type="checkbox"/> school
<input type="checkbox"/> row house	<input type="checkbox"/> apartment building	<input type="checkbox"/> commercial (store)	<input type="checkbox"/> church
<input type="checkbox"/> double house	<input type="checkbox"/> gas station	<input type="checkbox"/> railroad	<input type="checkbox"/> _____

Style/period Vernacular Date c. 1920s Architect/builder _____

Location and description of entrance Plain entrance.



Miscellaneous descriptive information (plan, exterior and interior decoration, cornice/eave type, window type and trim, chimneys, additions, alterations)

the side of

This house is built on a steep ravine, with the lower story built above grade at the rear (S). A glassed-in wooden porch extends at the west gable end.

Historical information

Source Sandborn maps

Surveyed by Jeff O'Dell, VHLC Date 34-83; 8-83

1534 Virginia Avenue



STREET ADDRESS:	1534 Virginia Avenue
MAP & PARCEL:	9-123
PRESENT ZONING:	R-3
ORIGINAL OWNER:	
ORIGINAL USE:	Multi-family
PRESENT USE:	Multi-family
PRESENT OWNER:	Davis, Roger H.B. Jr. & Jeanne S.
ADDRESS:	Davis, Roger H.B. Jr. & Jeanne S. 3395 Brookside Drive Charlottesville Va. 22901
DATE/ PERIOD:	Ca. 1925
STYLE:	Vernacular
HEIGHT IN STORIES:	1.0 stories
DIMENSIONS AND LAND AREA:	0.761 acres
SOURCES:	Charlottesville City Records and 2004 Architectural Survey
CONTRIBUTING:	Yes

ARCHITECTURAL DESCRIPTION

This vernacular, stuccoed dwelling was constructed in the 1920s. Details include: 1 story at front and 2 story at rear; gable roof; 2-bay front; 1-bay shed-roofed front porch; Gothic-arched attic vent in gable-end; and multi-light windows. Built just back from the street on the side of a steep ravine, this house is a full two stories at the rear and contributes to the District.

1532 & 1534 VIRGINIA AVENUE

PARCEL 090123000
DEMOLITION REQUEST
PRESENTED BY



DESIGN
DEVELOP

07 | 30 | 2019

FACTOR A: THE HISTORIC, ARCHITECTURAL OR CULTURAL SIGNIFICANCE, IF ANY, OF THE SPECIFIC BUILDING OR STRUCTURE, INCLUDING, WITHOUT LIMITATION:

THE AGE OF THE BUILDING OR STRUCTURE:

- BUILDING 1532 IS APPROXIMATELY 100 YEARS OLD, CONSTRUCTED CIRCA 1915.
- BUILDING 1534 IS APPROXIMATELY 90 YEARS OLD, CONSTRUCTED CIRCA 1925.

WHETHER IT HAS BEEN LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES OR LISTED ON THE VIRGINIA LANDMARKS REGISTER;

- NO BUILDINGS ON SITE ARE NOT LISTED AS HISTORIC STRUCTURES IN EITHER THE NATIONAL REGISTER OF HISTORIC PLACES OR IN THE VIRGINIA LANDMARKS REGISTER.

WHETHER, AND TO WHAT EXTENT, THE BUILDING OR STRUCTURE IS ASSOCIATED WITH A HISTORIC PERSON, ARCHITECT OR MASTER CRAFTSMAN, OR WITH A HISTORIC EVENT;

- NO BUILDINGS ON SITE ARE KNOWN TO BE ASSOCIATED WITH ANY HISTORIC EVENT, ARCHITECT, MASTER CRAFTSMAN, OR HISTORIC EVENT.

WHETHER THE BUILDING OR STRUCTURE OR ANY OF ITS FEATURES, REPRESENT AN INFREQUENT OR THE FIRST OR LAST REMAINING EXAMPLE WITHIN THE CITY OF A PARTICULAR ARCHITECTURAL STYLE OR FEATURE;

- 1532 AND 1534 BUILDINGS ON SITE ARE VERNACULAR SINGLE STORY STYLE ARCHITECTURE. MANY HOUSES THROUGHOUT THE CITY AND ADJACENT NEIGHBORHOODS EXHIBIT THIS STYLE AND CONSTRUCTION TECHNIQUE, THOUGH NOT NECESSARILY ALONG VIRGINIA AVENUE, WHICH IS CHARACTERIZED MOST COMMONLY BY COLONIAL REVIVAL AND GEORGIAN REVIVAL STYLES.

WHETHER THE BUILDING OR STRUCTURE IS OF SUCH OLD OR DISTINCTIVE DESIGN, TEXTURE OR MATERIAL THAT IT COULD NOT BE REPRODUCED, OR COULD BE REPRODUCED ONLY WITH GREAT DIFFICULTY; AND

- BUILDING 1532 IS A ONE-STORY FRONT, TWO-STORY BACK WOOD FRAMED BUILDING WITH WHITE STUCCO CLADDING, A PLAIN FRIEZE, AND AN INTERIOR BRICK FLUME. NO SPECIAL MATERIALS OR TECHNIQUES ARE KNOWN TO HAVE BEEN USED IN THE CONSTRUCTION OF THIS BUILDING, AND THEREFORE THE DESIGN, TEXTURES, AND MATERIALS WOULD NOT BE DIFFICULT TO REPRODUCE.
- BUILDING 1534 IS A ONE-STORY FRONT, TWO-STORY BACK WOOD FRAMED BUILDING WITH WHITE STUCCO CLADDING AND WOOD TRIM. NO SPECIAL MATERIALS OR TECHNIQUES ARE KNOWN TO HAVE BEEN USED IN THE CONSTRUCTION OF THIS BUILDING, AND THEREFORE THE DESIGN, TEXTURES, AND MATERIALS WOULD NOT BE DIFFICULT TO REPRODUCE.

THE DEGREE TO WHICH DISTINGUISHING CHARACTERISTICS, QUALITIES, FEATURES OR MATERIALS REMAIN;

- DISTINGUISHING, VERNACULAR CHARACTERISTICS AND ASSOCIATED SCALE WILL REMAIN PRESENT ON SITE, THROUGH THE PRESERVATION OF BUILDING 1536.

FACTOR B: WHETHER, AND TO WHAT EXTENT, A CONTRIBUTING STRUCTURE IS LINKED, HISTORICALLY OR AESTHETICALLY, TO OTHER BUILDINGS OR STRUCTURES WITHIN AN EXISTING MAJOR DESIGN CONTROL DISTRICT, OR IS ONE (1) OF A GROUP OF PROPERTIES WITHIN SUCH A DISTRICT WHOSE CONCENTRATION OR CONTINUITY POSSESSES GREATER SIGNIFICANCE THAN MANY OF ITS COMPONENT BUILDINGS AND STRUCTURES.

- BEING APPROXIMATELY 100 YEARS OLD, THE SUBJECT STRUCTURES HAVE HISTORICAL CONNECTIONS TO THE CITY BUT ARE NOT CELEBRATED HISTORIC STRUCTURES WITHIN THEIR ADC DISTRICT.
- THE VERNACULAR STYLE OF THE SUBJECT STRUCTURES IS LESS COMMON ALONG VIRGINIA AVENUE AND ASSOCIATED ADC DISTRICT, WHICH IS CHARACTERIZED MOST COMMONLY BY COLONIAL REVIVAL AND GEORGIAN REVIVAL STYLES.
- THE AESTHETICS OF THE SUBJECT STRUCTURES (1532 AND 1534) ARE PRESENT IN STRUCTURE 1536, WHICH WILL REMAIN.
- THE SUBJECT STRUCTURES HAVE BECOME DILAPIDATED AND ARE NOT PROVIDING THEIR POTENTIAL CONTRIBUTING CHARACTER.

FACTOR C: THE OVERALL CONDITION AND STRUCTURAL INTEGRITY OF THE BUILDING OR STRUCTURE, AS INDICATED BY STUDIES PREPARED BY A QUALIFIED PROFESSIONAL ENGINEER AND PROVIDED BY THE APPLICANT OR OTHER INFORMATION PROVIDED TO THE BOARD;

A VISUAL SURVEY AND REPORT WERE MADE BY DMWPV: CONSULTING STRUCTURAL ENGINEERS; THE FINDINGS ARE AS FOLLOWS:

- BOTH BUILDINGS 1532 AND 1534 SHOW SIGNS OF SETTLING OR SAGGING FOUNDATIONS AND WOULD NEED TO BE RECONSTRUCTED.
- BOTH BUILDINGS SHOW SIGNS FOR DEFLECTED AND SAGGING ROOF FRAMING AND WOULD NEED TO BE REINFORCED.
- THE PORCH ON BUILDING 1534 SHOWS SIGNS OF OVERSTRESSED RAFTERS AND COLUMNS, IN ONE INSTANCE A RAFTER HAS FAILED.
- EXISTING SITE CONDITIONS HAVE ALLOWED FOR WATER INFILTRATION AND STRUCTURAL DAMAGE AS A RESULT, AND WOULD NEED A COMPLETE RENOVATION OF ALL WATERPROOFING, FLASHING, AND BUILDING ENVELOPE REPAIRS.

FACTOR D: WHETHER, AND TO WHAT EXTENT, THE APPLICANT PROPOSES MEANS, METHODS OR PLANS FOR MOVING, REMOVING OR DEMOLISHING THE STRUCTURE OR PROPERTY THAT PRESERVES PORTIONS, FEATURES OR MATERIALS THAT ARE SIGNIFICANT TO THE PROPERTY'S HISTORIC, ARCHITECTURAL OR CULTURAL VALUE;

- BUILDING 1536 WILL BE PRESERVED, HAS BEEN FULLY RENOVATED, AND HAS BEEN BROUGHT TO CURRENT BUILDING CODE REQUIREMENTS.
- BUILDING 1536 WAS DETERMINED BY THE BAR TO BE THE BEST EXAMPLE OF ANY HISTORIC, ARCHITECTURAL, OR CULTURAL VALUE THE PROPERTY POSSESSES.

BAR PREVIOUSLY RECOMMENDED THAT BUILDING 1536 BE RETAINED. *“THE FAR CORNER DOES RELATE TO THE STREET. MAYBE THAT’S ONE WAY TO KEEP THE TIMELINE IS TO SAY PERHAPS THAT HOUSE STAYS PUT ON THE CORNER AND THE OTHER TWO GO AHEAD AND DEMOLISH,”* (MR. MOHR, BAR MINUTES, 02-17-2014).

OWNER AGREED AND FULLY RENOVATED BUILDING 1536 DUE TO ITS HISTORIC, CONTRIBUTING PRESENCE ON THE STREET AND VISUAL IMPACT OF VEHICULAR AND PEDESTRIAN APPROACH FROM 17TH STREET, AT THE REQUEST OF BAR. AT GREAT EXPENSE TO THE OWNER, THE BUILDING HAS BEEN STRUCTURALLY RENOVATED AND IS NOW CONSIDERED TO BE OF SOUND CONDITION. BUILDING HAS BEEN BROUGHT TO CURRENT BUILDING CODE REQUIREMENTS.

THE EXISTING BUILDINGS ARE IN “POOR STRUCTURAL” CONDITION.

AFTER A VISUAL SURVEY, BY DMWPV, OF THE THREE HOUSES ON SITE, IT WAS DETERMINED THAT BUILDINGS 1532 AND 1534 ARE IN STRUCTURALLY POOR CONDITION. BOTH BUILDINGS SHOW SIGNS OF SETTLING OR SAGGING FOUNDATIONS ALONGSIDE SAGGING ROOF LINES INDICATING OVERSTRESSED AND DISPLACED ROOF FRAMING. “EXTENSIVE STRUCTURAL WORK WOULD BE REQUIRED IN ORDER TO RENOVATE” THESE BUILDINGS. BUILDING 1538 IS CLASSIFIED AS A NON-CONTRIBUTING STRUCTURE IN THE CITIES HISTORICAL ASSESSMENT OF THE STREET AND DOES NOT CONTRIBUTE TO THE CHARACTER OF VIRGINIA AVENUE.

THE SITE IS LACKING ADEQUATE SITE INFRASTRUCTURE.

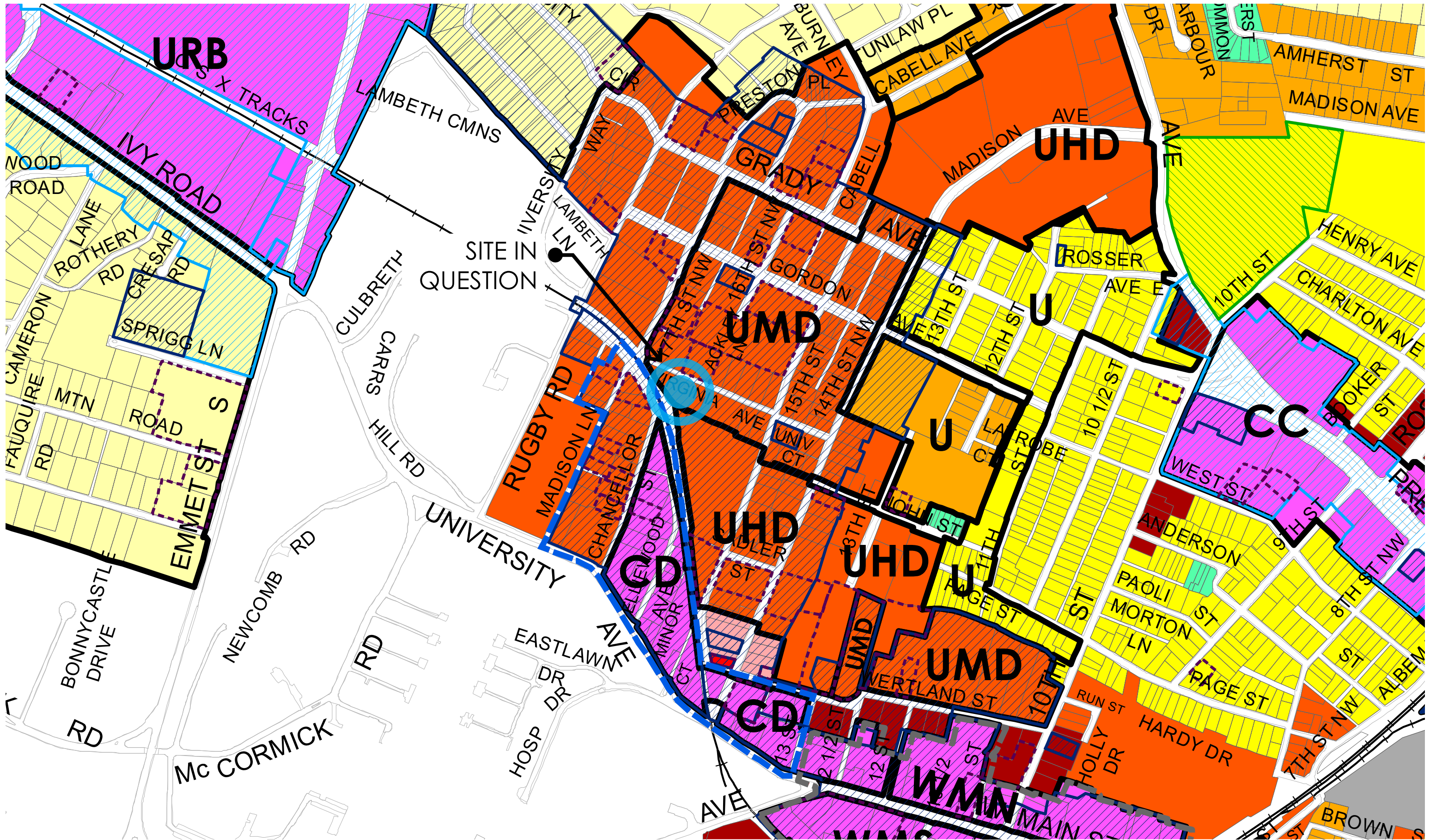
A PROPER STORMWATER MANAGEMENT SOLUTION HAS NEVER BEEN IMPLEMENTED ON SITE AND IS A PROBABLE CAUSE FOR THE STRUCTURAL WATER DAMAGE FOUND IN DMWPV VISUAL INSPECTION. THE SITE IS LACKING PROPER SITE LIGHTING STRATEGIES AND THEREFORE DOES NOT CONTRIBUTE TO PUBLIC SAFETY. THE SITE IS LACKING PROPER SIDEWALKS AND THEREFORE DOES NOT ASSIST IN THE PUBLIC CONNECTION BETWEEN VIRGINIA AVENUE AND THE UNIVERSITY. THE SITE DOES NOT HAVE ADEQUATE LANDSCAPING OR RELEGATED PARKING. THE PARKING IS VISIBLE FROM THE STREET AND DETRACTS FROM THE SITE’S CONTRIBUTING CHARACTER.

EXISTING HOUSES NOT IN KEEPING WITH THE STREETWALL FORMED BY ADJACENT STRUCTURES. *“THE RELATIONSHIP TO THE STREET [IS] WEIRD. THERE IS A QUALITY ABOUT THE FOOTPRINT BUT THE RELATIONSHIP TO THE STREET IS NOT A HIGH QUALITY WORTH PRESERVING,”* (MR. KEESECKER, BAR MINUTES, 02-17-2014).

VIRGINIA AVENUE IS ZONED R-UMD REQUIRING A MINIMUM SETBACK OF AT LEAST 25 FEET. BECAUSE DUE TO THE AGE OF BUILDINGS 1532 AND 1534, THEY DO NOT ADHERE TO THESE GUIDELINES. THEY ALSO NO LONGER MATCH THE AVERAGE SETBACK SET BY OF THE ADJACENT STREET FACING STRUCTURES. THEIR SMALL SETBACK IS DIFFERING FROM ADJACENT STRUCTURES, AND DOES NOT SERVE TO ENHANCE THE INITIAL IMPRESSION OF THE AVENUE WHEN SEEN FROM 17TH STREET.

THE SITE IS UNDERUTILIZED BASED ON ITS CURRENT ZONING CLASSIFICATION, UMD (UNIVERSITY MEDIUM DENSITY).

BETWEEN THREE SINGLE FAMILY HOMES AND ONE APARTMENT BUILDING, THE SITE HAS 4.5 DWELLING UNITS PER ACRE, LESS THAN THE 43 DUA ENCOURAGED BY THE DISTRICT. S ENCOURAGED 43 DUA. BUILDINGS 1532, 1534, AND 1538 UTILIZE A SIGNIFICANT PORTION OF THE SITE’S BUILDABLE AREA, WHILE THE REST IS OCCUPIED BY UNDERUTILIZED SURFACE PARKING.



1532 & 1534 VIRGINIA AVE
 CHARLOTTESVILLE, VA

CHARLOTTESVILLE ZONING MAP

BAR DEMOLITION REQUEST
 JULY 30, 2019



1532 & 1534 VIRGINIA AVE
CHARLOTTESVILLE, VA

WALKING DISTANCE
5

BAR DEMOLITION REQUEST
JULY 30, 2019



1532 & 1534 VIRGINIA AVE
CHARLOTTESVILLE, VA

NEIGHBORHOOD MAP
6

BAR DEMOLITION REQUEST
JULY 30, 2019



1

1993



2

1930*



3

1910*



4

1875*



5

1987



6

1920*



7

1986



8

2014



9

1910*



10

1920*



11

2007

* DENOTES A CONTRIBUTING STRUCTURE

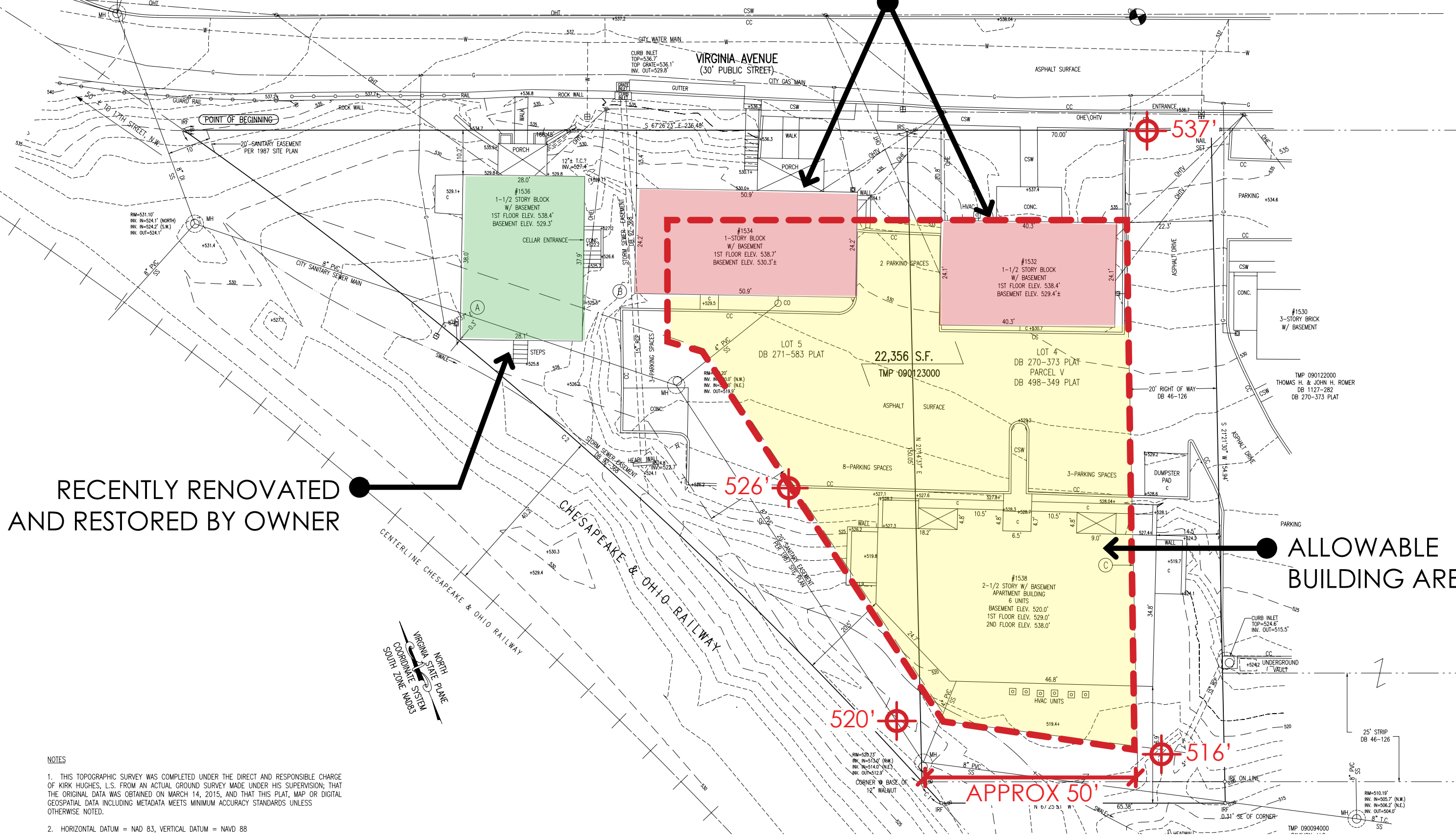
1532 & 1534 VIRGINIA AVE
CHARLOTTESVILLE, VA

ADJACENT STRUCTURES
7

BAR DEMOLITION REQUEST
JULY 30, 2019

PROPOSED DEMOLITION

BENCH MARK SET
P.K. NAIL IN BACK CURB
ELEV.=538.07' (NAVD 88)



RECENTLY RENOVATED
AND RESTORED BY OWNER

ALLOWABLE
BUILDING AREA

NOTES
1. THIS TOPOGRAPHIC SURVEY WAS COMPLETED UNDER THE DIRECT AND RESPONSIBLE CHARGE OF KIRK HUGHES, L.S. FROM AN ACTUAL GROUND SURVEY MADE UNDER HIS SUPERVISION; THAT THE ORIGINAL DATA WAS OBTAINED ON MARCH 14, 2015, AND THAT THIS PLAT, MAP OR DIGITAL GEOSPATIAL DATA INCLUDING METADATA MEETS MINIMUM ACCURACY STANDARDS UNLESS OTHERWISE NOTED.
2. HORIZONTAL DATUM = NAD 83, VERTICAL DATUM = NAVD 88

1532 & 1534 VIRGINIA AVE
CHARLOTTESVILLE, VA

EXISTING SITE
8

BAR DEMOLITION REQUEST
JULY 30, 2019



1532 VIRGINIA AVENUE



1534 VIRGINIA AVENUE



1536 VIRGINIA AVENUE



Structural Condition Assessment

1532 Virginia Avenue

In general, we characterize the existing structural condition of this building as poor. The floor framing appears undersized by current Building Code standards for floor design live loads. Water infiltration and resulting damage to foundations and framing is evident throughout. Settlement of the foundations is evident in cracking of exterior walls. Sagging roof lines indicate overstress and displacement of the roof framing. In our opinion, extensive structural work would be required in order to renovate the property and meet current Building Code requirements. This work could include:

- Reinforcing or replacement of floor framing to meet current Building Code requirements.
- Partial reconstruction or remediation of existing foundations.
- Roof framing reinforcing and addition of structural support in the attic.
- In general, waterproofing, flashing, roofing and other building envelope repairs to prevent further water infiltration.

Following are several photos and descriptions of observed conditions.



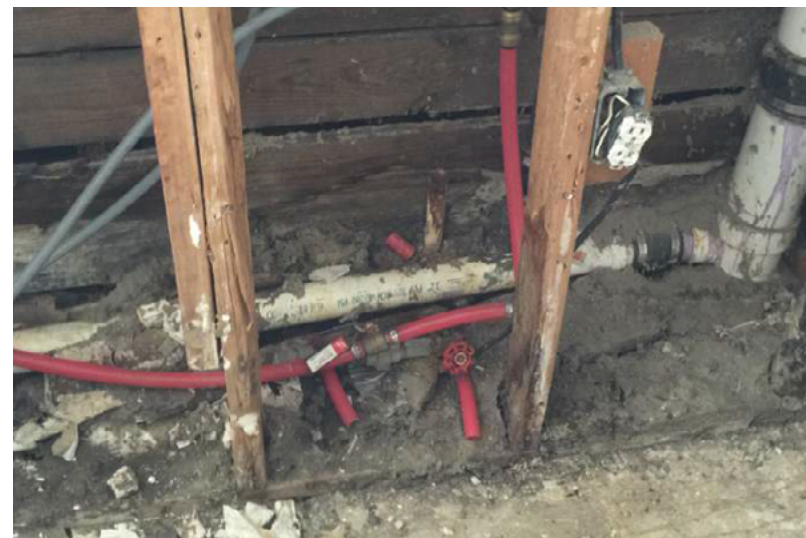
Cracking in exterior foundation walls



Water infiltration through foundation wall and damaged floor framing.



Sagging rafters.



Below grade wood foundation with decay and water infiltration.



Water infiltrating lower level floor.

1534 Virginia Avenue

In general, we characterize the existing structural condition of this building as poor. The floor and roof framing appears undersized by current Building Code standards for floor design live loads. Water infiltration and resulting damage to foundations and framing is evident. Stacked masonry retaining walls are failing. There is deflection in the low slope roof over the side kitchen addition. Settlement of the foundations is evident in cracking of exterior walls. The entry porch roof and floor support are of particular concern. In our opinion, extensive structural work would be required in order to renovate the property and meet current Building Code requirements. This work could include:

- Reinforcing or replacement of floor framing to meet current Building Code requirements.
- Partial reconstruction or remediation of existing foundations.
- Complete replacement of porch foundations, floor and roof framing.
- Reinforce roof framing over kitchen.
- In general, waterproofing, flashing, roofing and other building envelope repairs to prevent further water infiltration.

Following are several photos and descriptions of observed conditions.



Water infiltration through old chimney.



Undersized porch roof beams and rafters. Failed rafter at porch.



Corner post at porch is spliced and buckling.



Low, damp crawl space with questionable foundation support for load



Cracked foundation wall and leaning stacked masonry retaining wall.





511 (c. 1948) & 523 (c. 1927) 13TH STREET



515 12TH STREET (c. 1920)



208 ROSSER AVE (c. 1925)



606 (c. 1920) & 604 (c. 1930) 14TH STREET



1301 (c. 1966) & 1215 (c. 1920) GRADY AVE



931 HEMLOCK LANE (c. 1946)



933 HEMLOCK LANE (c. 1946)



932 (c. 1946) & 930 (c. 1946) HEMLOCK LANE