



Preliminary Discussion on Requested Certificate of Appropriateness

106 Oakhurst Circle, Tax Map Parcel 110005000

Oakhurst-Gildersleeve ADC District

Owner: 106 Oakhurst Circle LLC

Applicant: Patrick Farley

Alterations and site work



Background

Year Built: 1922

District: The Corner ADC

Status: Contributing

Designed as a combination of Colonial Revival and Craftsman styles, this two-story dwelling has a gabled roof, stucco siding, overhanging eaves with exposed rafter ends, a pent roof between the first and second floor, an interior stuccoed chimney, a concrete stoop, and a central door sheltered by a gabled hood supported by brackets. Triple eight-by-eight casement windows are found on the first floor, while eight-over-eight-sash double-hung windows are used on the second floor and flank a central triple eight-by-eight casement bay window. French doors on the east side lead out to a patio. The house also includes a rear deck and a projecting rectangular one-story bay window supported by wooden brackets on the west end. (From the National Register nomination for the Oakhurst-Gildersleeve Neighborhood Historic District.)

Prior BAR Reviews

None

Application

- Submittal: Patrick Farley Architect submittal dated 14 August 2020: Narrative, photos, site plan, schematic plan, and renderings (15 pages).

Preliminary discussion to review proposed alter the house into a two-family attached (duplex) dwelling. Site work to include a new driveway, which will require removal of the south porch and replacement with a shallower version. Remove and replace the existing rear deck (not original) and construct a new exterior space accessible to both dwelling units.

Discussion

This is a preliminary discussion, no BAR action is required; however, by consensus, the BAR may express an opinion about the project or elements of the project. Such comments will not constitute a formal motion and will have no legal bearing, nor will it represent an incremental decision on the required CoA.

There are two key objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal. That is, a final submittal that is complete and provides the information necessary for the BAR to evaluate the project using the ADC District Design Guidelines and related review criteria.

In response to questions from the applicant and/or for recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements*, Chapter III--*New Construction and Additions*, and

The BAR should also consider the building elements and details necessary to evaluate the project. Renderings and schematics communicates mass, scale, design and composition; however a complete application should include details and specific information about the projects materials and components. For example:

- Measured drawings: Elevations, wall details, etc.
- Roofing: Flat, hipped, etc. Metal, slate, asphalt. Flashing details.
- Gutters/downspouts: Types, color, locations, etc.
- Foundation.
- Walls: Masonry, siding, stucco, etc.
- Soffit, cornice, siding, and trim.
- Color palette.
- Doors and windows: Type, lite arrangement, glass spec, trim details, etc.
- Porches and decks: Materials, railing and stair design, etc.
- Landscaping/hardscaping: Grading, trees, low plants, paving materials, etc.
- Lighting. Fixture cut sheets, lamping, etc.

Suggested Motions

For a preliminary discussion, the BAR cannot take action on a formal motion.

Criteria, Standards, and Guidelines

Relevant Code provision for Preliminary Discussion

Sec. 34-282. - Application procedures.

(c) A pre-application conference with the entire BAR is mandatory for the following activities proposed within a major design control district: ... (4) Development having a projected construction cost of three hundred fifty thousand dollars (\$350,000.00) or more;

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 ADC District Design Guidelines

Chapter II – *Site Design and Elements*

Chapter III – *New Construction and Additions*

Checklist from section 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.

Chapter 4 – *Rehabilitation*



106 Oakhurst Circle - Schematic DRAFT

14 August 2020

PROJECT NARRATIVE

Vitals:

The subject property was developed as a single family home in 1922. Arts & Crafts in character, its primary materials comprise stucco cladding, painted wood trim, shingle roof (in need of replacement) and a combination of single-glazed wood window types (casement & double-hung). The original porch to the south appears to have been covered as there is evidence of an attached second story porch structure; however, there are no available records describing the architecture. The current zoning is R2U, which would allow either single or two-family use. The property has been used as a student rental home since at least 1996 and contains 3 bedrooms & 2.5 baths. Current off-street parking is capable of accommodating 2 cars, stacked.

Proposed Improvements

We propose to re-develop the property as a two-family attached (duplex) dwelling, with a “front” and a “rear” unit, in concert with off-street parking that could accommodate 5 to 6 average-sized vehicles. Central to our site strategy is the installation of a new driveway connecting from the existing driveway, so as to avoid alteration and impact to the public right-of-way. This will entail removal of the south porch and replacement with a shallower version. With the overarching goal of bringing a 20th Century home into the 21st, the existing dwelling will be fully renovated inside and out, along the lines of a “deep energy retrofit”; the defining elements of which have yet to be fully determined, but could potentially follow “Passivhaus” protocols. We also intend to remove and replace the existing rear deck (not original) with a new common exterior space that is accessible to both dwelling units. In concert with a re-imagining of the front yard and vehicular access, a ramped walk will be integrated for accessibility to one of the two dwellings.

The architecture

The existing dwelling is proposed to undergo minimal architectural change. As the existing shingle roof areas have reached the end of their useful life, we propose to replace all with a standing seam metal system, which is partly driven by the aforementioned energy efficiency agenda, as well as reducing the maintenance cycle. And, as noted previously, the south porch is proposed to be replaced; aside from the driveway accommodation, we seek a more intimate exterior space at the main level in concert with a second floor balcony and roof canopy supported by wood brackets in keeping with the existing character. The addition (unit #2) is proposed to contain the “DNA” of the original home, while evincing a quiet modernity that reflects its sense of connection with a restored landscape. The materials palette will comprise synthetic stucco and aluminum-clad windows of a

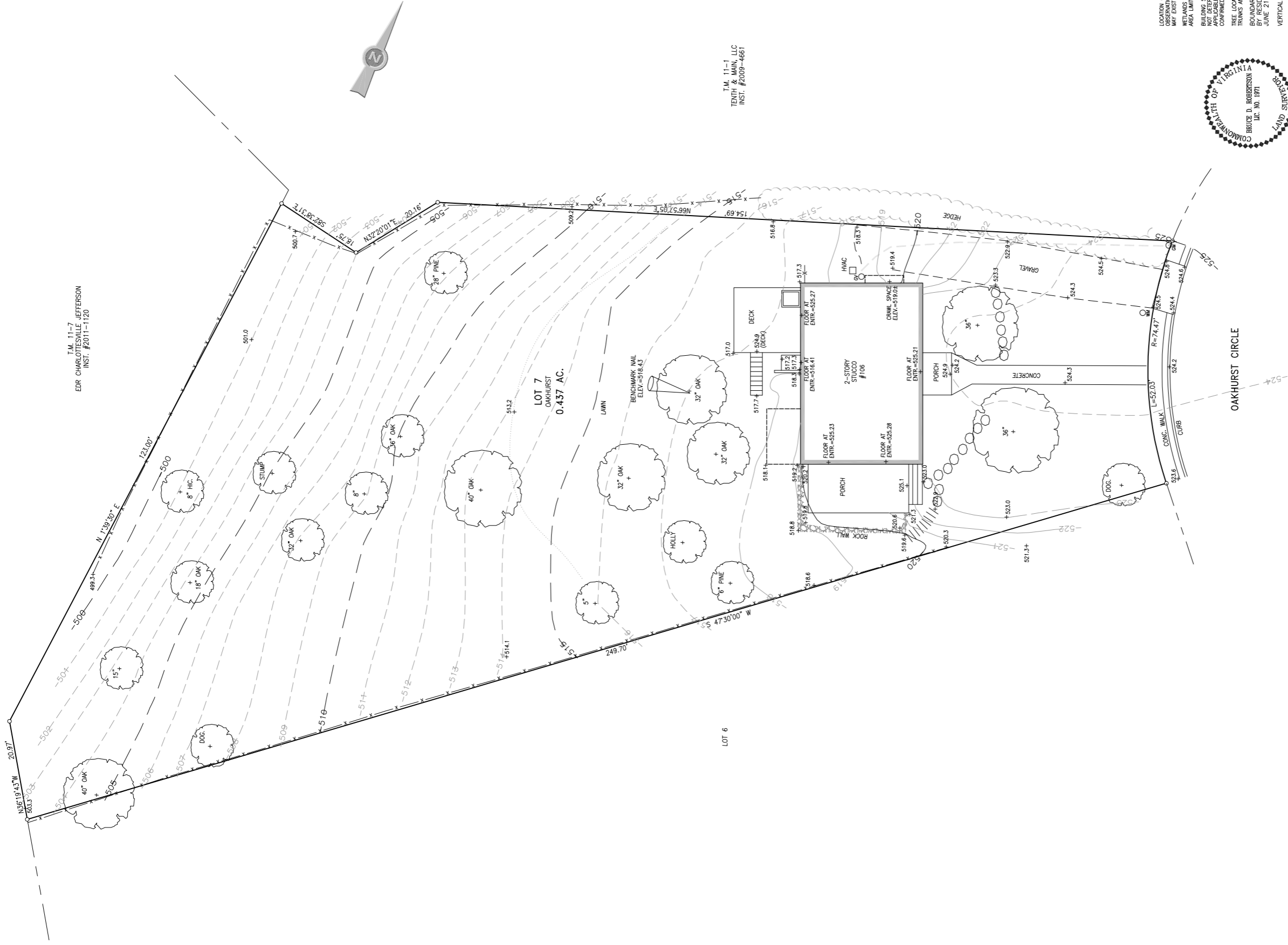
contemporary, low-profile. The dark blue-black finish of the existing accent trim will weave thru all trim, as well as the base of the new building. The roofing will be standing seam for uniformity throughout.

Site ecology

The existing landscape is defined by numerous mature White Oaks. However, the areas not currently in mowed lawn are primarily a mix of a few ornamentals (front yard) and a sloped rear yard slowly being overtaken by invasive non-native plants (English Ivy being dominant). Our site design entails removal of at least one large oak in the rear yard to facilitate off-street parking; however, we propose to atone for that loss partly by fully restoring the ecosystem to a native landscape, modeling an oak forest habitat. Ground covers and shrub layers will support the first trophic level of the food web, while new understory and additional canopy trees will increase overall breeding and nesting structure. The landscape goal is the site-at-large comprising three native garden spaces supporting the overarching agenda of biodiversity - - the entry yard, the central "tree court" and a restored rear yard of intense plantings, inclusive of a forest rain garden. Extending to the boundaries, the plan includes additional vegetated buffers via new shrubs and trees, as well as a "living fence" along the south boundary (108 Oakhurst). Related to this and our underlying stewardship goals, we are planning to remove the south porch in a "surgical" manner by saw-cutting the concrete top into masonry units that will then be re-purposed into the retaining wall required to resolved the grading at the new driveway. This will mitigate both the solid waste stream and the noise impact to those neighbors during the demolition phase.



EXISTING DWELLING



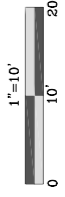
T.M. 11-7
EDR CHARLOTTEVILLE JEFFERSON
INST. #2011-1120

T.M. 11-1
TENTH & MAIN, LLC
INST. #2009-4661

LOT 7
OAKHURST
0.437 AC.

LOT 6

LOCATION OF U/G UTILITIES BASED ON FIELD OBSERVATION. ADDITIONAL U/G UTILITIES MAY EXIST OTHER THAN THOSE SHOWN.
WETLANDS (IF ANY) AND RESOURCE PROTECTION AREA LIMITS ARE NOT SHOWN ON THIS SURVEY.
BUILDING SETBACKS OR OTHER ZONING CONDITIONS APPLICABLE TO THIS PROPERTY SHOULD BE CONFIRMED PRIOR TO CONSTRUCTION.
TREE LOCATIONS REPRESENT LOCATION OF TREE TRUNKS AND DO NOT INDICATE EXTENT OF CANOPIES.
BOUNDARY INFORMATION BASED ON PLAT BY RESIDENTIAL SURVEYING SERVICES, JUNE 21, 2018
VERTICAL DATUM ASSUMED
CONTOUR INTERVAL 1 FOOT.
THIS TOPOGRAPHIC MAP IS BASED ON A FIELD SURVEY PERFORMED BY BRUCE ROBERTSON LAND SURVEYING, PC ON JUNE 30, 2020.

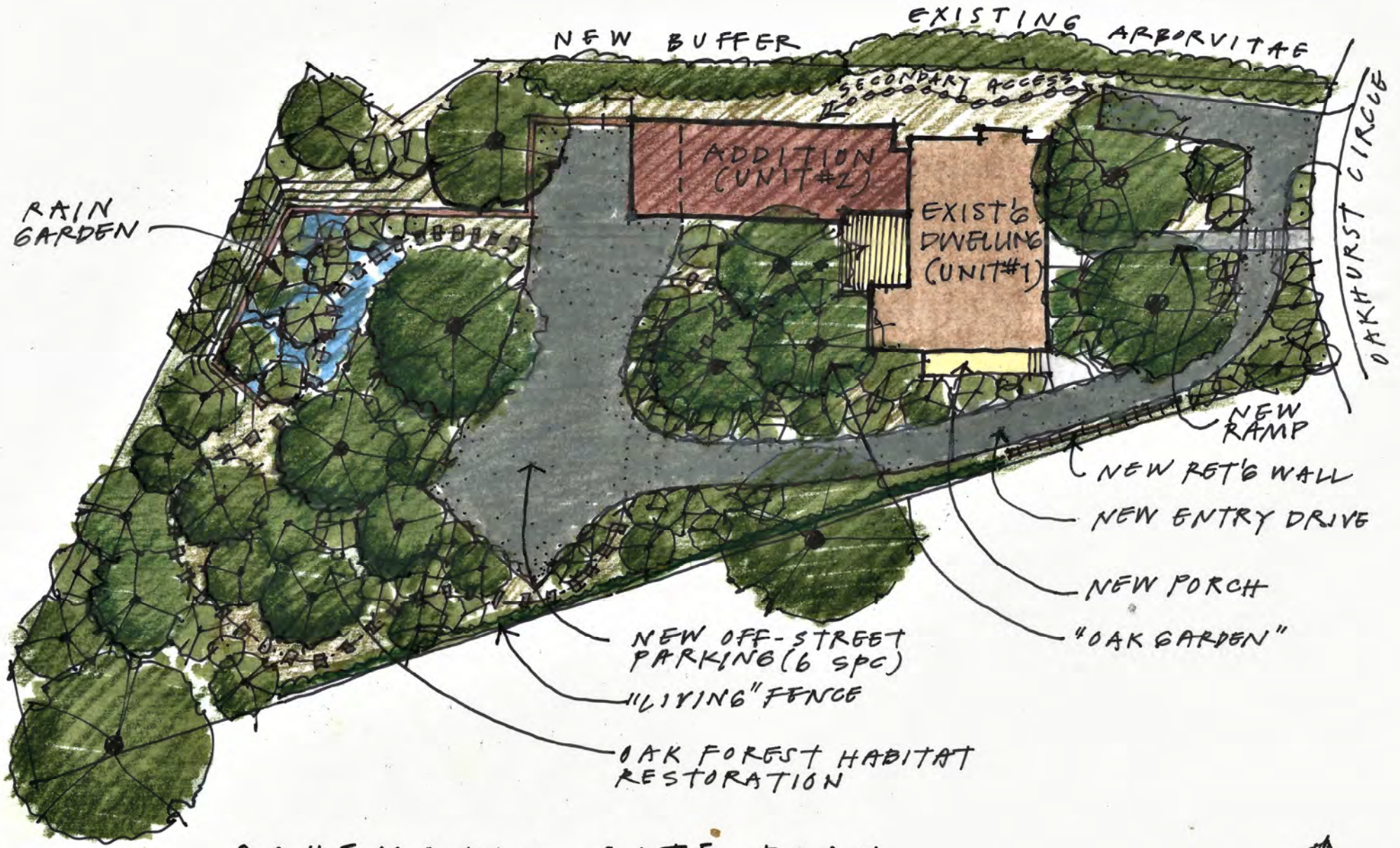


Bruce Robertson Land Surveying, P.C.
P.O. Box 35311 Richmond, Virginia Phone (804)218-2801

**SURVEY SHOWING EXISTING CONDITIONS
ON PROPERTY LOCATED AT
106 OAKHURST CIRCLE
LOT 7, OAKHURST**

CITY OF CHARLOTTEVILLE, VIRGINIA

Date: 7/2/20
Scale: 1"=10'
Drawn: BDR



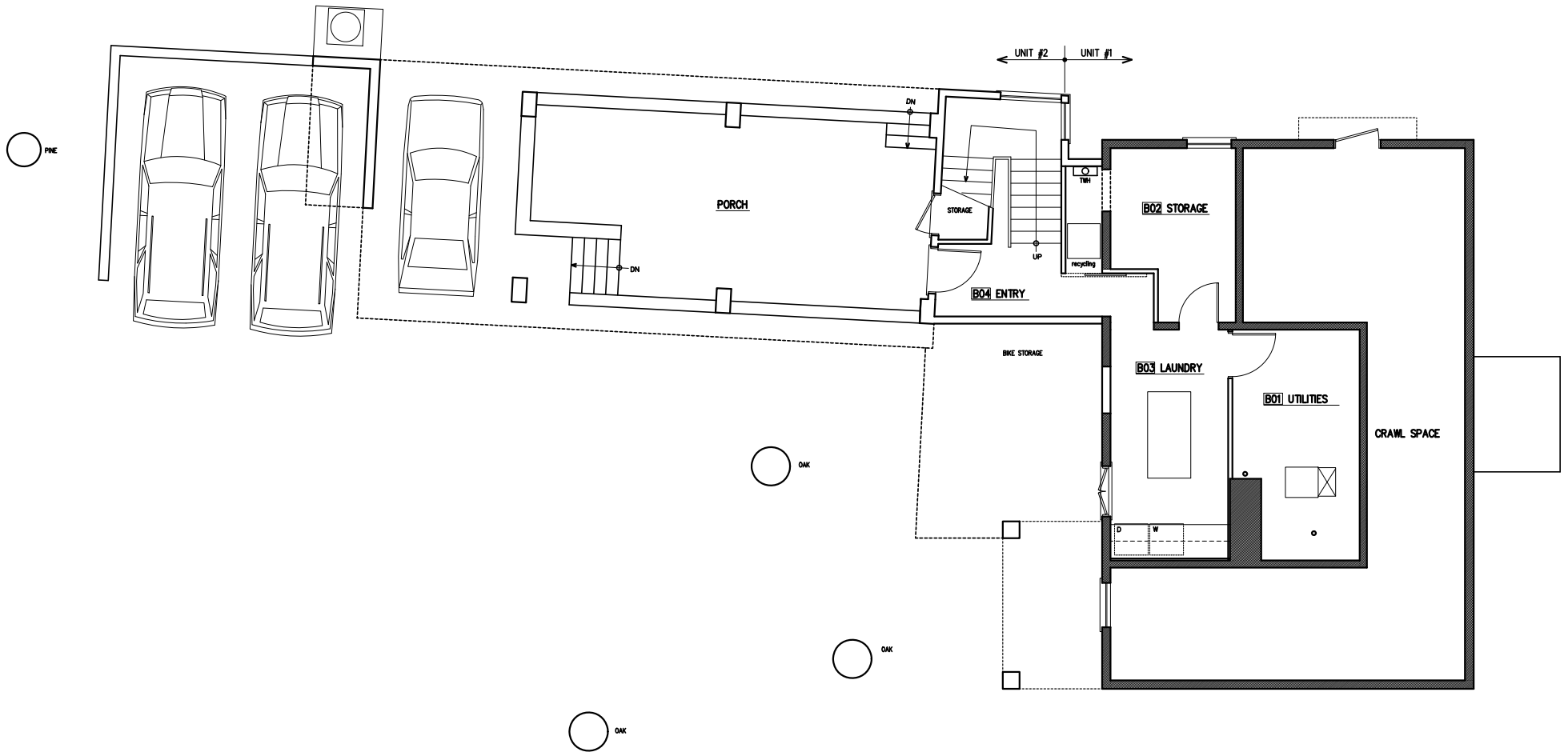
SCHEMATIC SITE PLAN

106 OAKHURST CIRCLE

{ PFA }

14 AUGUST 2020

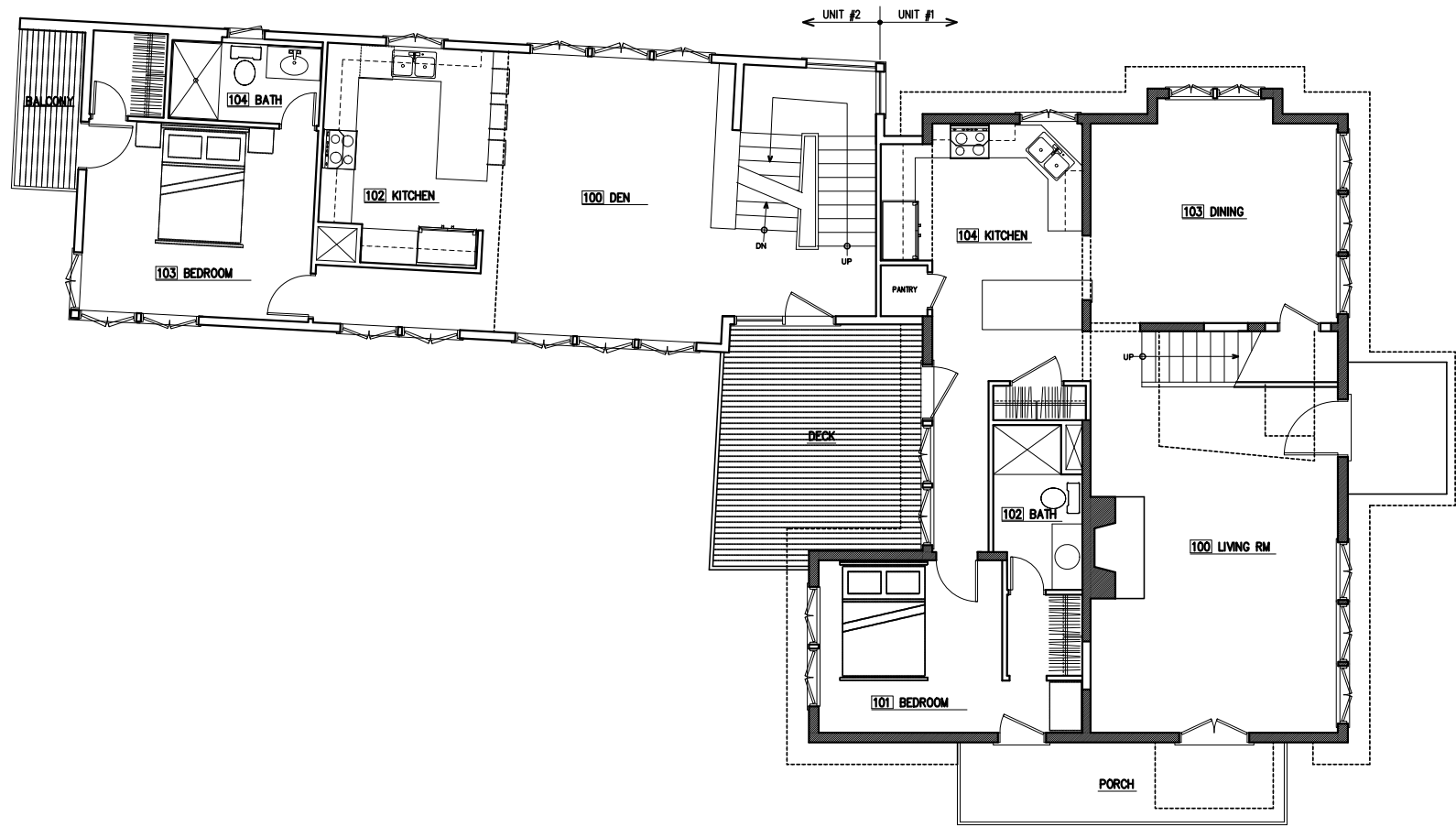




SCHEMATIC BASEMENT PLAN – "BY RIGHT" DUPLEX

Sc: 1/8" = 1'-0"

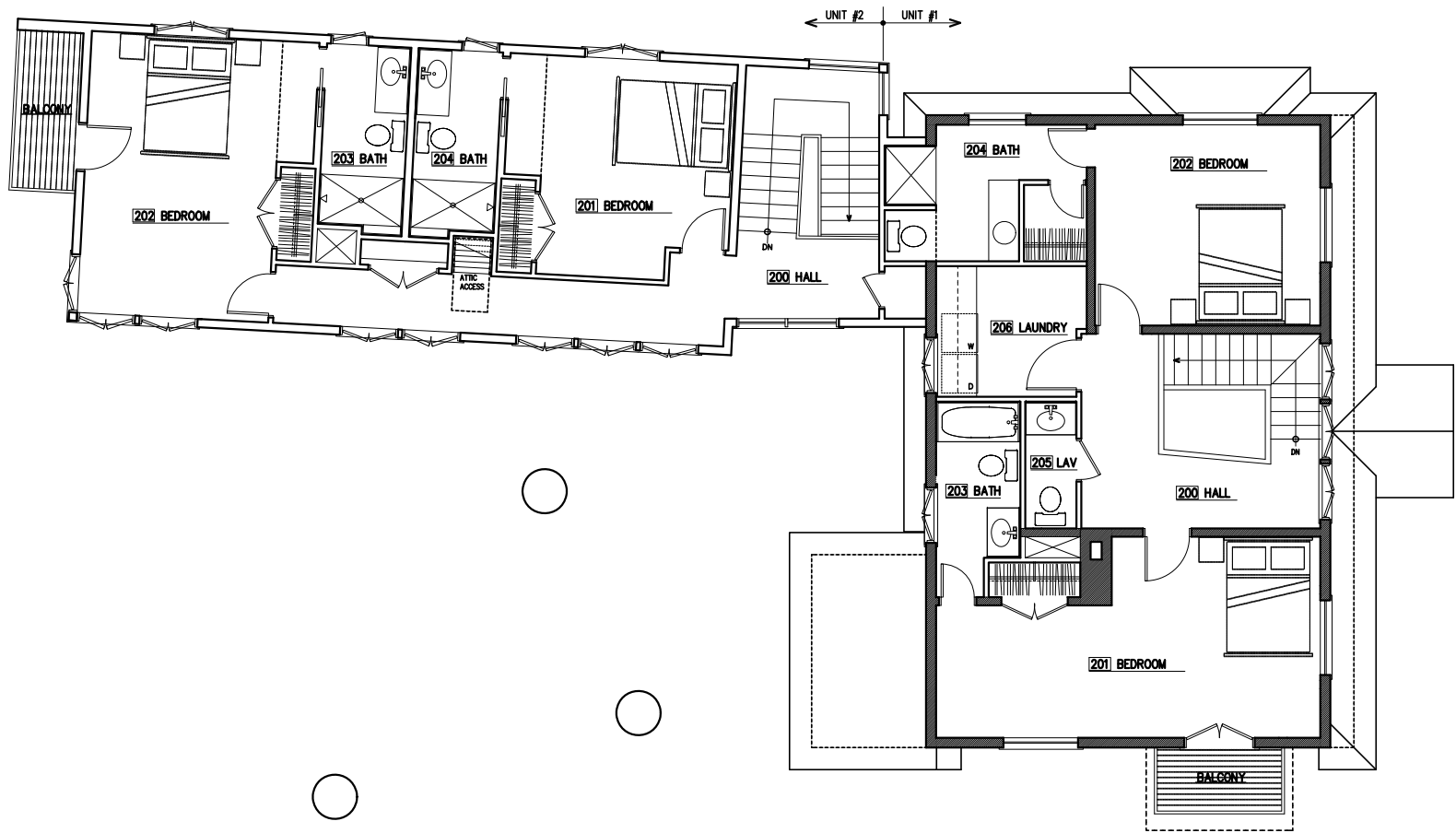
106 OAKHURST CIRCLE
PATRICK FARLEY ARCHITECT, PLLC



SCHEMATIC FIRST FLOOR PLAN – "BY RIGHT" DUPLEX

SC: 1/8" = 1'-0"

108 OAKHURST CIRCLE
PATRICK FARLEY ARCHITECT, PLLC



SCHEMATIC SECOND FLOOR PLAN - "BY RIGHT" DUPLEX
 SC: 1/8" = 1'-0"

106 OAKHURST CIRCLE
 PATRICK FARLEY ARCHITECT, PLLC













