

## November 2020 BAR Action for 731 Locust Avenue

Watkins, Robert <watkinsro@charlottesville.gov>

Wed 11/18/2020 1:07 PM

To: Michael Pleasants <mpleasants422@gmail.com>; mpleasants@gmail.com <mpleasants@gmail.com>

Cc: Werner, Jeffrey B <wernerjb@charlottesville.gov>

### **Certificate of Appropriateness Application**

BAR 20-11-01

731 Locust Avenue

Tax Parcel 510026000

Roberta Bell Williamson and Elizabeth Mary Meyer, Owner

Michael Pleasants, Applicant

Roof replacement

Dear Michael,

Last night, the Charlottesville Board of Architectural Review reviewed the above-referenced project. Please accept this email as formal acknowledgement of the following motion.

*Cheri Lewis moves: Having considered the standards set forth within the City Code, including architectural character-defining features for this district, I move to find that the proposed roof replacement, standing-seam metal on the main roof and asphalt shingles on the rear roof, satisfies the BAR's criteria and is compatible with this property and other properties in the Martha Jefferson Historic Conservation District, and that the BAR approves the application as submitted, with a mere suggestion that there be no chunkiness in the ridges.*

*Breck Gastinger seconds. Motion passes (8-0).*

Please let me know if you have any questions.

Best,

Robert

Robert Watkins  
Assistant Historic Preservation and Design Planner  
Neighborhood Development Services  
PO Box 911  
Charlottesville, VA 22902

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
November 17, 2020**



**Certificate of Appropriateness Application (Historic Conservation District)**

BAR 20-11-01

731 Locust Avenue, TMP 510026000

Martha Jefferson HC District

Owner: Robert Williamson and Elizabeth Heyer

Applicant: Elizabeth Heyer (via Michael Pleasants)

Project: Roof replacement

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**Background**

Year Built: 1917

District: Martha Jefferson Historic Conservation District

Status: Contributing

Two-story, two-bay, hipped-roof, stucco-finished dwelling has central cross gables with boxed cornices and returns. A hipped-roof porch encompasses the entire facade and wraps around the north elevation. The porch is supported by simple Tuscan columns and balustrade. The main entrance is the north bay of the front facade. A two-story addition and attached screened-in porch are located at the rear. (Historic survey with the applicant's submittal.)

**Prior BAR Reviews**

n/a

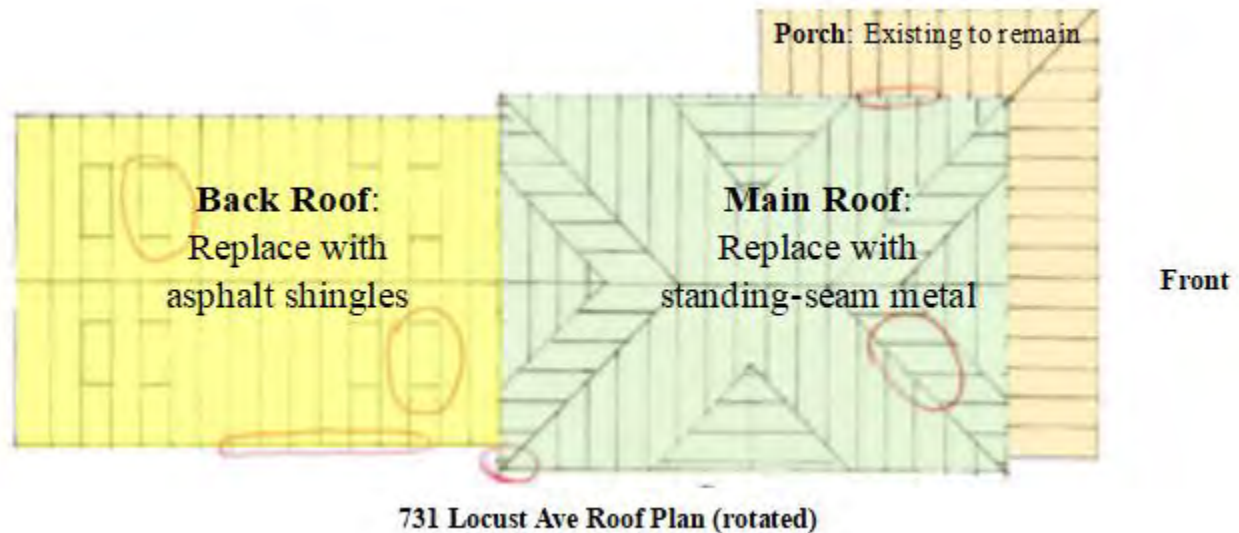
**Application**

- Applicant submittal: CoA application with narrative, roof plan, and historic survey.

CoA request to replace existing standing-seam copper roofing on the house as follows:

- Main portion: Replace with standing-seam, painted metal. Color: TBD—likely forest green, dark grey, black, or similar natural/ earth tones.
- Back portion: Replace with asphalt shingles. Color: Similar/complimentary to metal roof.
- Eave mounted gutters and downspouts replaced as needed. Color: Gutters to match roof or fascia; downspouts to be white.

Note: Applicant requests consideration of allowing the entire roof to be replaced with asphalt shingles.



### **Discussion and Recommendations**

Within Historic Conservation Districts (HCD), a CoA is not required for alterations that are not visible from abutting streets. With that applicable here, staff recommends approval of asphalt shingles on the *back roof* of the house, as noted in the graphic above, which includes the rear portion of the *main roof*.

Relative to the request that the BAR consider allowing asphalt shingles on the entire roof, staff notes that when the district was established, the Martha Jefferson neighborhood identified standing-seam metal roofs as one of the architectural character-defining features to be preserved.

Note: The guidelines for projects within a HCD are, by design, less rigid than an ADC District or an IPP. The HCD overlay is 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**

*Approval:* Having considered the standards set forth within the City Code, including architectural character-defining features for this district, I move to find that the proposed roof replacement satisfies the BAR's criteria and is compatible with this property and other properties in the Martha Jefferson Historic Conservation District, and that the BAR approves the application as submitted.

[...as submitted] with the following modifications or conditions...

*Denial:* Having considered the standards set forth within the City Code, including architectural character-defining features for this district, I move to find that the proposed roof replacement does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Martha Jefferson Historic Conservation 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.

**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
- (4) Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;
- (5) The effect of the proposed change on the historic district neighborhood;
- (6) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;
- (7) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;
- (8) 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
- (9) Any applicable provisions of the City’s Design Guidelines.

**Martha Jefferson Historic Conservation District Design Guidelines**

**Architectural character defining features:**

- 1. Encourage one-story front porches;
- 2. Encourage garages to be located in the rear yards;
- 3. The levels of a building’s stories should be consistent with those on surrounding structures with respect to the natural grade [for example, a first floor should not be raised so that it is higher than most surrounding first floors];
- 4. Do not exclude well-designed, new contemporary architecture [there may be a misconception that only historic-looking new buildings are permitted];
- 5. Encourage standing seam metal roofs;
- 6. Maintain and encourage tree canopy [Maintain the existing tree canopy and encourage new large shade trees];
- 7. The following Historic Conservation Overlay District Design Guidelines are especially pertinent:
  - a. maintain neighborhood massing and form;
  - b. encourage the use of sustainable materials;
  - c. limit the height of fences in front yards to 3 ½ feet in height.

...

**731 Locust Avenue**



**TM/P: 51/26 DHR: 104-5144-0097**

***Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movement, 1917***

August 2007: John A. Smith, a partner in Burnley, Smith and Burnley with W. R. Burnley, built his house in 1917. The two-story, two-bay, hipped-roof, stucco-finished dwelling has central cross gables with boxed cornices and returns flush with both the facade and all three of the other elevations. A hipped-roof porch encompasses the entire facade and wraps around the north elevation. The porch is supported by very simple Tuscan columns and balustrade, and is approached by stairways on both the facade and the north elevation. The main entrance is located in the north bay of the east-facing facade, while the south bay has a set of three windows and both of the upper bays of the facade have single one/one-sash replacement windows. A two-story addition and attached screened-in porch are located at the rear of the building, flush with the north elevation and much lower than the main mass of the house because of the slope downward. Each of the gables feature boxed cornices and returns and small vignettes. Two concrete block chimneys are visible and the house has a full basement, due to the slope of the rear of the site.

*Individual Resource Status:* **Single Dwelling**

**Contributing Total: 1**



**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

five (5)

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 regarding new construction or demolition \$125. Make checks payable to the City of Charlottesville.

No fee required for: Additions and other projects requiring BAR approval and not listed above; Administrative approvals; Appeals of BAR decisions if the original application was not subject to an application fee.

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 Roof replacement Parcel Number \_\_\_\_\_

Project Address/Location 731 Locust Avenue Charlottesville VA ~~22902~~ 22902

Owner Name Elizabeth Meyer Applicant Name Elizabeth Meyer

Applicant Information

Address: 731 Locust Avenue  
Charlottesville VA 22902  
Email: mpleasant2@gmail.com  
Phone: (W) \_\_\_\_\_ (H) 434 882 0873

Signature of Applicant

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

Elizabeth Meyer 10/22/20  
Signature Date

Elizabeth Meyer 10/22/20  
Print Name Date

Property Owner Information (if not applicant)

Address: \_\_\_\_\_  
Email: \_\_\_\_\_  
Phone: (W) \_\_\_\_\_ (H) \_\_\_\_\_

Property Owner Permission (if not applicant)

I have read this application and hereby give my consent to its submission.

Elizabeth Meyer 10/22/20  
Signature Date

Elizabeth Meyer 10/22/20  
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Birds eye roof drawing

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

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

731 Locust Avenue Roof description.

The house at 731 Locust avenue is currently roofed with a standing seam copper roof.

To my best knowledge the roof was installed about 25 years ago.

The workmanship of the installation was sub par to say the least.

The roof was installed with "single lap" seams opposed to the proper "double lap" seams. Skylights were improperly flashed, as well other flashings about the house. This has created many vulnerabilities, and many long term minor leaks, along with recent larger leaks.

Proposal of work.

We would like to discuss the possibility of converting the back portion of the house, that is hardly visible from the road to shingles. And the main portion of the house, convert to a non copper standing seam metal roof. For now the front porch will remain a copper roof. Or convert the entire house to shingles.


Supporting evidence

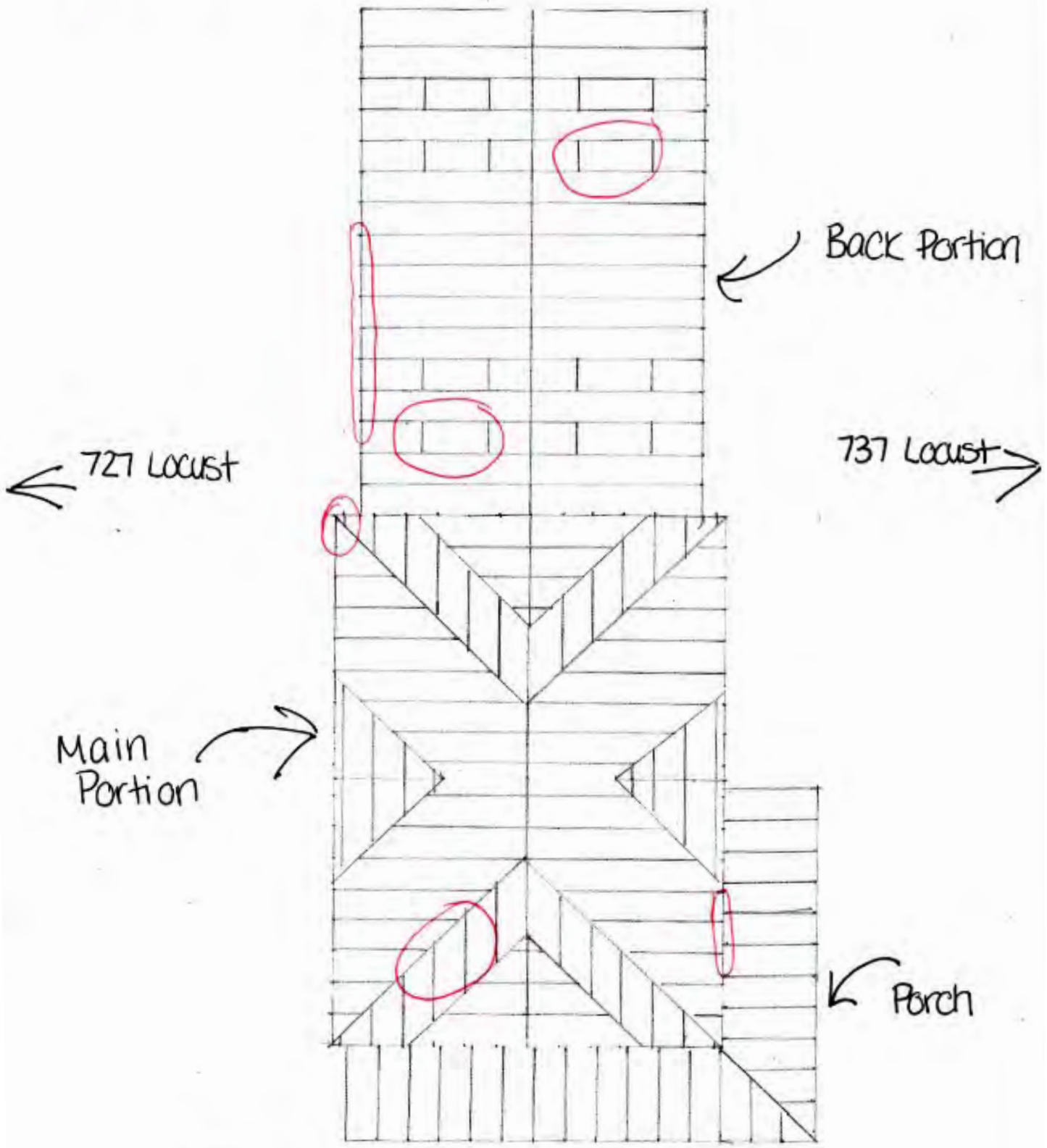
The house at 727 Locust Avenue is a complete shingle roof

The house at 737 Locust Avenue is a Standing seam metal roof on the main portion, and shingles in the back portion of the house.

The house at 724 is a complete shingle house.

The house at 734 Locust Avenue is Shingle with a standing seam metal roof on the front porch.

 =  
Roof Leak



731 Locust Avenue



## **Certificate of Appropriateness Application**

BAR 20-10-02

230 West Main Street

Tax Parcel 280001000

Brands Hatch LLC, Owner

Frederick Wolf, Wolf Ackerman Design LLC, Applicant

Water Street gate

Application components (please click each link to go directly to PDF page):

- [Staff Report](#)
- [Historic Survey](#)
- [Application Submittal](#)