

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
October 19, 2021**



**Prelim Discussion**

1615 East Market Street, Tax Map Parcel 110005000

Woolen Mills HC District

Owner/ Applicant: Jennifer and Lemuel Oppenheimer

Project: Construction of residence

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**Background**

Year Built: n/a

District: Woolen Mills HC District

Status: n/a

**Prior BAR Review**

N/A

**Application**

- Submittal: Elizabeth Sloan. Architect, drawings *Addition to the Lazaro Residence*, dated August 4, 2021: Sheet 100 – Basement Floor Schematic; Sheet 101 - Basement Floor Schematic; Sheet 102 - Second Floor Schematic; Sheet 200 - Elevations; Sheet 201 - Elevations; Sheet 300 – Section; Sheet 301- Section; Sheet 303 - Sections.
- Plat: Subdivision of Lots 12A and 12B
- Photos of nearby proeprties

Preliminary discussion of a proposed new house of 4,310 gross square feet to be built on Lot 12B of the subdivided Lot 12.

**Discussion and Recommendations**

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, including:

- Roof:

- Gutter and downspout:
- Cornice and Trim:
- Exterior walls:
- Doors and Windows:
- Light Fixtures:

Note: The regulations and guidelines for projects within a Historic Conservation District (HCD) are, by design, less rigid than those for an ADC District or an IPP. The HCD designations are 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.

Existing house (to remain)



New house



Staff comments also inserted below, under HC District Design Guidelines for New Construction and Additions.

**Suggested Motions**

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

**Criteria, Standards, and Guidelines**

**Review Criteria Generally**

**Sec. 34-341 - Criteria for approval**

- a. 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.
- b. The BAR's review of the proposed new construction or addition to a building or structure shall be limited to factors specified in section 34-342. The BAR's review of the proposed demolition, razing or moving of any contributing structure shall be limited to the factors specified in section 34-343.
- c. The BAR, or city council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition would be compatible with the scale and character of the historic conservation district. Prior to attaching conditions to an approval, due consideration shall be given to the cost of compliance with the proposed conditions.

Sec. 34-342 - 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:

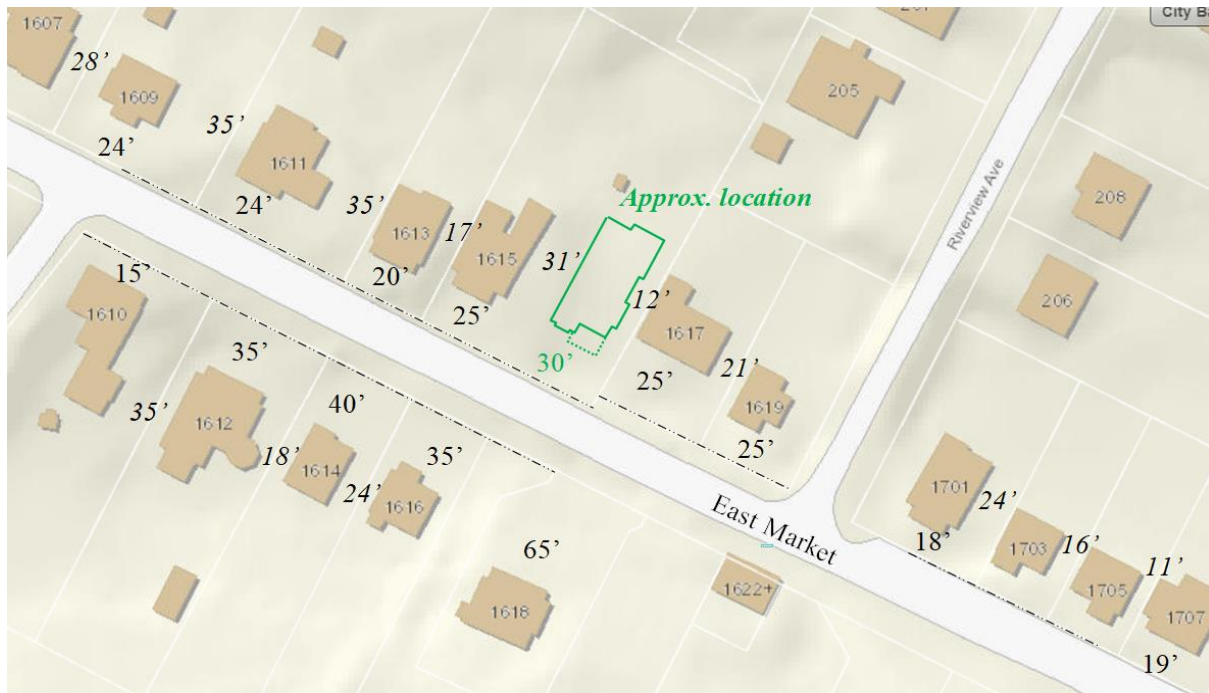
- 1) Whether the form, height, scale, mass and placement of the proposed construction are visually and architecturally compatible with the site and the applicable conservation district;
- 2) The harmony of the proposed changes in terms of overall proportion and the size and placement of entrances and 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.

**HC District Design Guidelines for New Construction and Additions**

Building Location – setback and spacing

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 average spacing between buildings on the same street.

**Comment:** The front setback (property line) is generally consistent with nearby properties. The spacing between the new house and 1605 East Market is generally consistent; relative to 1617 East Market, the spacing is roughly half the average. Throughout the HC District, building spacing varies widely, so there is no *typical dimension* for the district.



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 the prevailing average height and width. Exceptions up to 200% of the prevailing height and width may be approved by the BAR when contextually appropriate.
3. An addition needs to be perceived as an addition and therefore should not visually overpower the existing building in scale and design.
4. An accessory building should appear secondary to the main building in scale and design.
5. Larger buildings (commercial or multi-family) otherwise permitted by zoning should be designed and articulated to be compatible with the scale of the majority of adjacent buildings on the same street or block.

**Comment:** Throughout the HC District, building footprints vary widely. At approximately 1,500, the footprint of the proposed house is generally consistent with those nearby. The height and width (facing East Market) are consistent with nearby houses.

#### Building Form – roofs and porches

1. Roof forms should reference contributing buildings on the same street or surrounding area. Other roof forms may be approved by the BAR when contextually appropriate.
2. If many of the contributing buildings on the same street have porches, then it is strongly recommended that the design of a new residence includes a porch or similar form of similar width and depth.

**Comment:** Consistent with the district and nearby structures

#### Building Openings – orientation, doors and windows

1. A single entrance door (or main entrance of 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, which are generally vertically oriented in residential areas.

**Comment:** Consistent with the district and nearby structures

#### Building Materials and Textures

1. The selection of materials and textures for a new building should relate architecturally to the district, and should be compatible with and complementary to neighboring buildings.
2. Long-lasting, durable and natural materials are preferred, including brick, wood, stucco, and cementitious siding and standing seam metal roofs. Clear glass windows (VLT of 70% or more) are preferred.

**Comment:** Materials not specified. Elevations indicate siding and metal roofing, consistent with the district.

#### Building Paint

1. Painting unpainted brick or other masonry is discouraged because it is irreversible and may cause moisture problems.

**Comment:** n/a

## Site

1. Fences or walls that abut a City street (or fences located in a side yard between a street and the front of the principal structure on a lot) should not exceed three and one-half feet in height.

**Comment:** n/a

## Woolen Mills Village Historic Conservation District

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. Maintain neighborhood massing and form; encourage the use of sustainable materials
8. Encourage existing site features (wrought iron fencing, stone walls, shared streets)
9. Encourage good stewardship of Riverview Cemetery.

## Appendix

Sec. 34-340. - Actions requiring certificate of appropriateness; exemptions; penalties.

- a) A certificate of appropriateness (COA) must be approved in accordance with this division, prior to the commencement of construction, erection, alteration, or demolition of certain buildings, structures or improvements, as follows:
  1. All new buildings and structures require a COA if they require a building permit, and unless they are concealed by the principal structure from all abutting streets.
  2. All new fences and walls that abut a street, or which are located in a side yard between a street and the front of the principal structure on a lot, require a COA.
- b) The following proposed additions to existing buildings or structures require a COA:
  1. Additions located wholly or partially to the side or front of the principal structure on a lot; or
  2. Additions located on a lot that abuts a street on the side or rear; or
  3. Additions that are equal to or greater than fifty (50) percent of the total gross floor area of the existing building; or
  4. Additions located to the rear that exceed the height or width of the existing building or structure.



# 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	<u>New Oppenheimer House</u>	Parcel Number	_____
Project Address/Location	<u>Lot 123, 1615 East Market St</u>		
Owner Name	<u>Jennifer and Lemuel Oppenheimer</u>	Applicant Name	<u>Same</u>

### Applicant Information

Address: 1615 East Market Street  
Charlottesville, VA 22902  
 Email: jennopp@gmail.com  
 Phone: (W) \_\_\_\_\_ (H) 434-409-2896

### Signature of Applicant

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

Jennifer Oppenheimer 9/28/21  
 Signature Date  
Jennifer Oppenheimer 9/28/21  
 Print Name Date

### Property Owner Information (if not applicant)

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

### Property Owner Permission (if not applicant)

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

Lemuel Oppenheimer  
 Signature Date  
Lemuel Oppenheimer 9/28/21  
 Print Name (co-owner) Date

Description of Proposed Work (attach separate narrative if necessary): \_\_\_\_\_

\_\_\_\_\_

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: _____	_____
<i>Revised April 2017</i>	

CONSERVATION DISTRICT ORDINANCE: You can review the *Historic Conservation Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-335 online at ~~www.charlottesville.org~~ or at ~~www.charlottesville.gov~~ or at [www.charlottesville.org](http://www.charlottesville.org) or at [www.charlottesville.gov](http://www.charlottesville.gov).

DESIGN GUIDELINES: Please refer to the current *Historic Conservation Districts Design Guidelines* online at ~~www.charlottesville.org~~ [www.charlottesville.org](http://www.charlottesville.org) or at [www.charlottesville.gov](http://www.charlottesville.gov).

SUBMITTAL REQUIREMENTS: Per Sec 34-345, the applicant shall submit sufficient information to make a determination whether further review and a certificate of appropriateness is required. If the director determines that review and approval by the BAR is required, then the applicant shall submit a complete application that includes the following information:

- (1) A written description of proposed exterior changes;
- (2) A general sketch plan of the property including: the location of existing structures; property and setback lines; and any proposed new construction, additions or deletions, parking areas, and fences;
- (3) The total gross floor area of the existing building and of any proposed additions;
- (4) Elevation drawings depicting existing conditions and proposed exterior changes;
- (5) Photographs of the subject property in context of the buildings on contiguous properties;
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer. The director may waive the requirement for a structural evaluation and cost estimates in the case of an emergency, or if the building is the primary residence of the applicant.

## **Description of Proposed Work**

A new house of 4,310 gross square feet to be built on Lot 12B of the subdivided Lot 12: Thos. L. Farish Dec'd Lots known as 1615 East Market Street. As this home is within the Woolen Mills Historic Conservation District, it will comply with the guidelines set forth for new construction, including:

### **Building Location – setback and spacing**

- √ Align a new building close to the average building setback line on the same street, if established, or consistent with the surrounding area.
- √ Maintain average spacing between buildings on the same street.

### **Building Scale – height and massing**

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### **Site**

- √ Fences or walls that abut a City street (or fences located in a side yard between a street and the front of the principal structure on a lot) should not exceed three and one-half feet in height.



# WOOLEN MILLS CHARLOTTESVILLE, VIRGINIA



## SCHEMATIC DESIGN SEPTEMBER 28, 2021

### SHEET LIST

T1.1	TITLE PAGE
SP1.1	SITE PLAN
A1.0	BASEMENT PLAN (NOT INCLUDED)
A1.1	FIRST FLOOR PLAN
A1.2	SECOND FLOOR PLAN
A1.3	ROOF PLAN (NOT INCLUDED)
A2.1	EXTERIOR ELEVATION
A2.2	EXTERIOR ELEVATION

RMC DESIGN

Crozet, Virginia

434.409.7379

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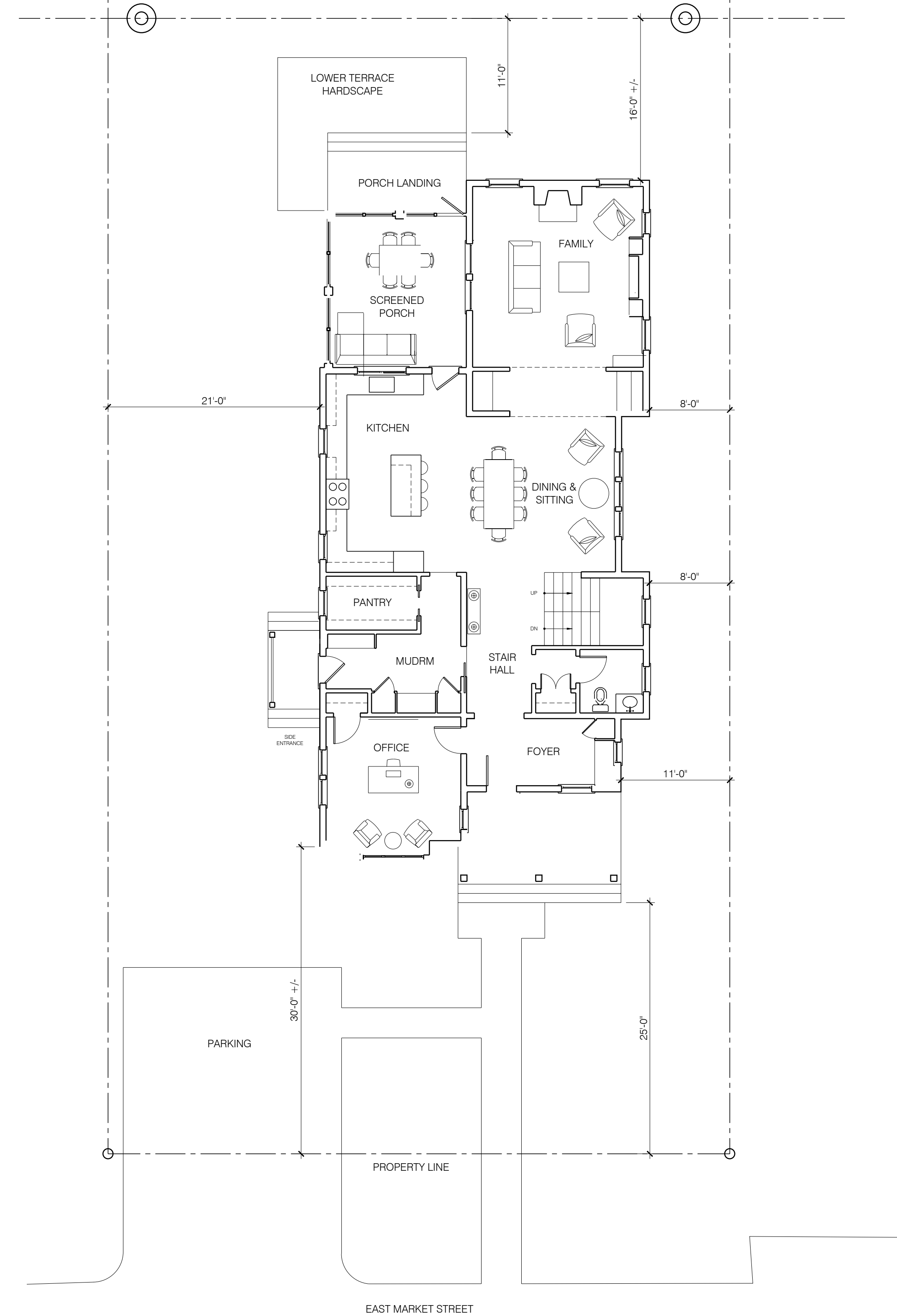
WOOLEN MILLS  
HOUSE

CHARLOTTESVILLE, VIRGINIA

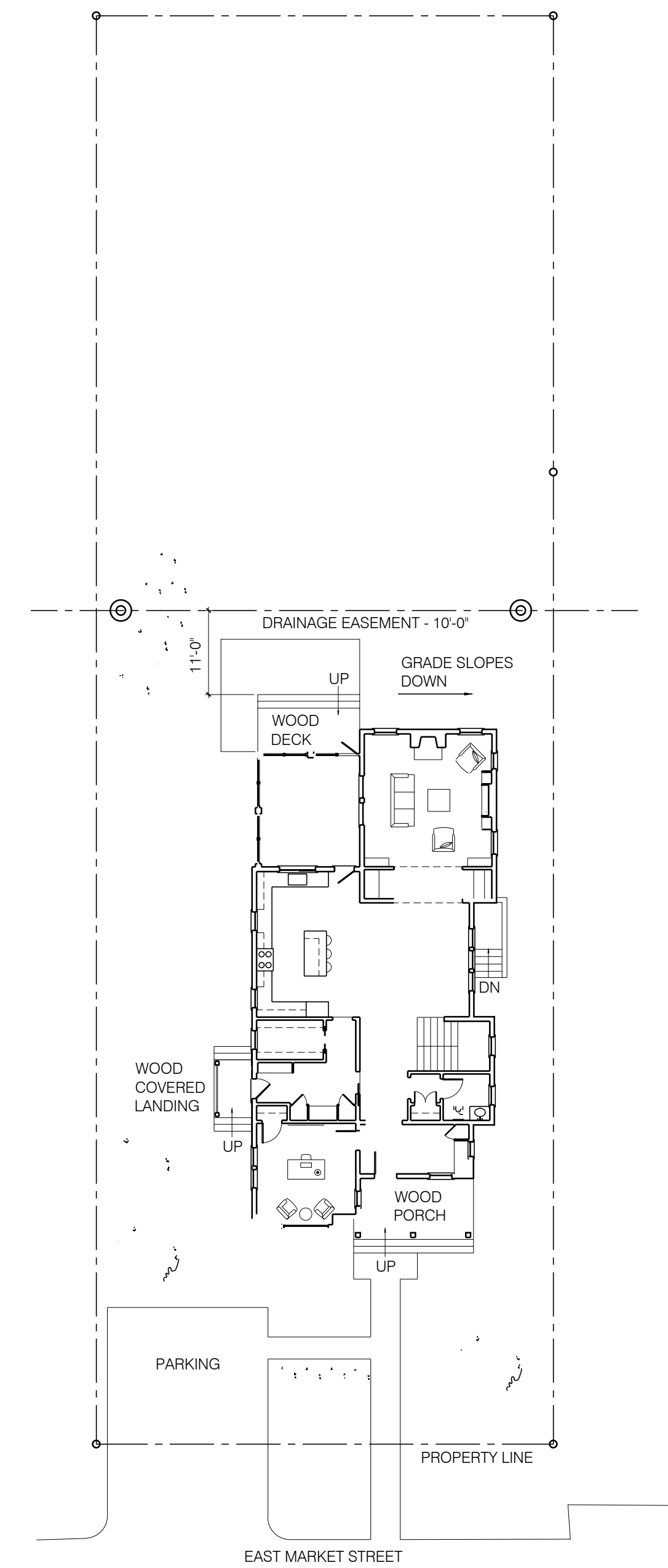
28 SEPTEMBER 2021

EXTERIOR  
ELEVATIONS

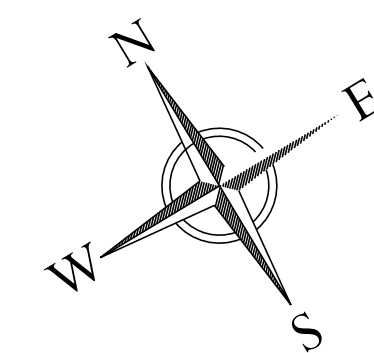
T1.1

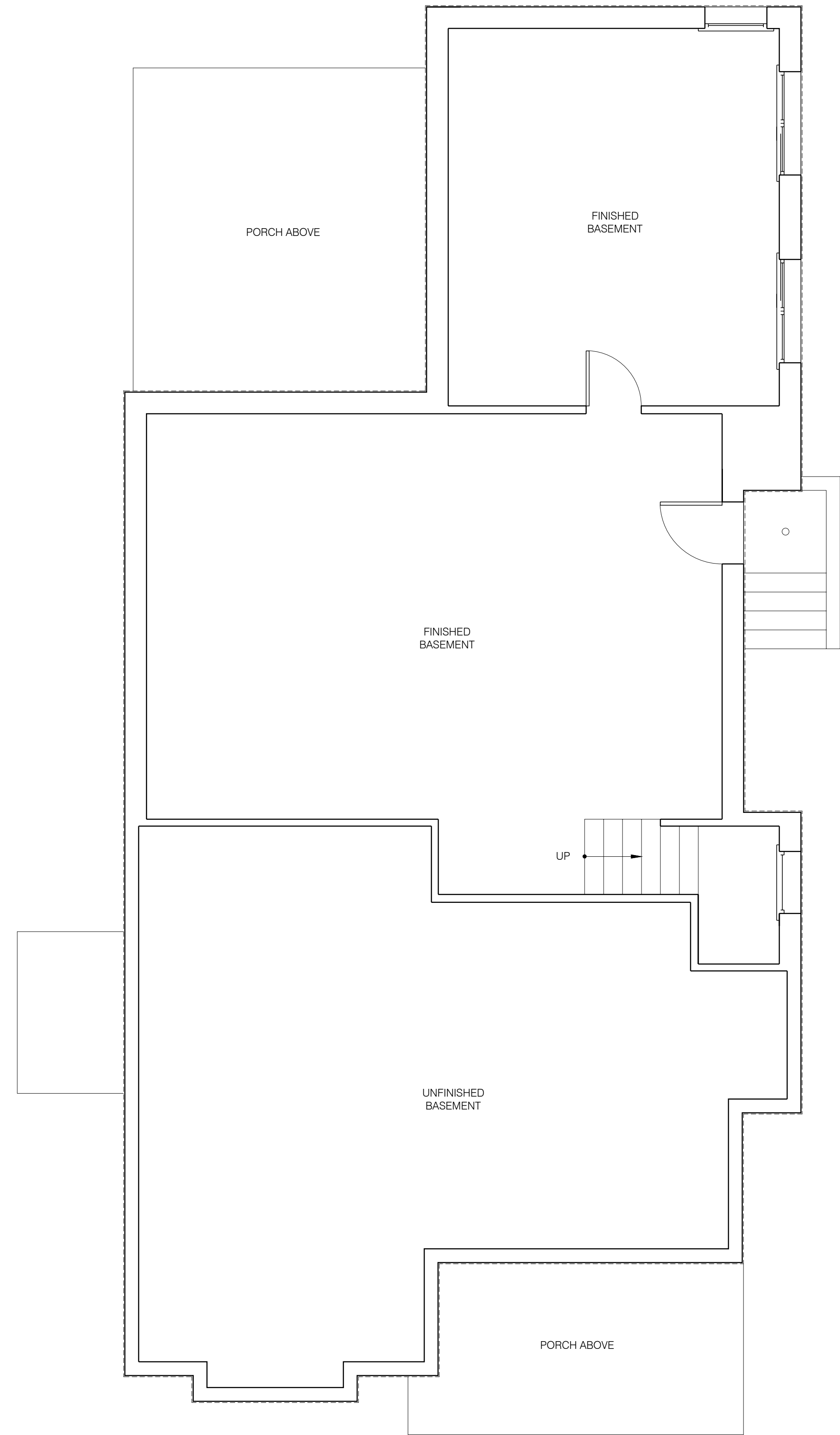


**1** SITE PLAN  
SCALE: 1/8" = 1'-0"



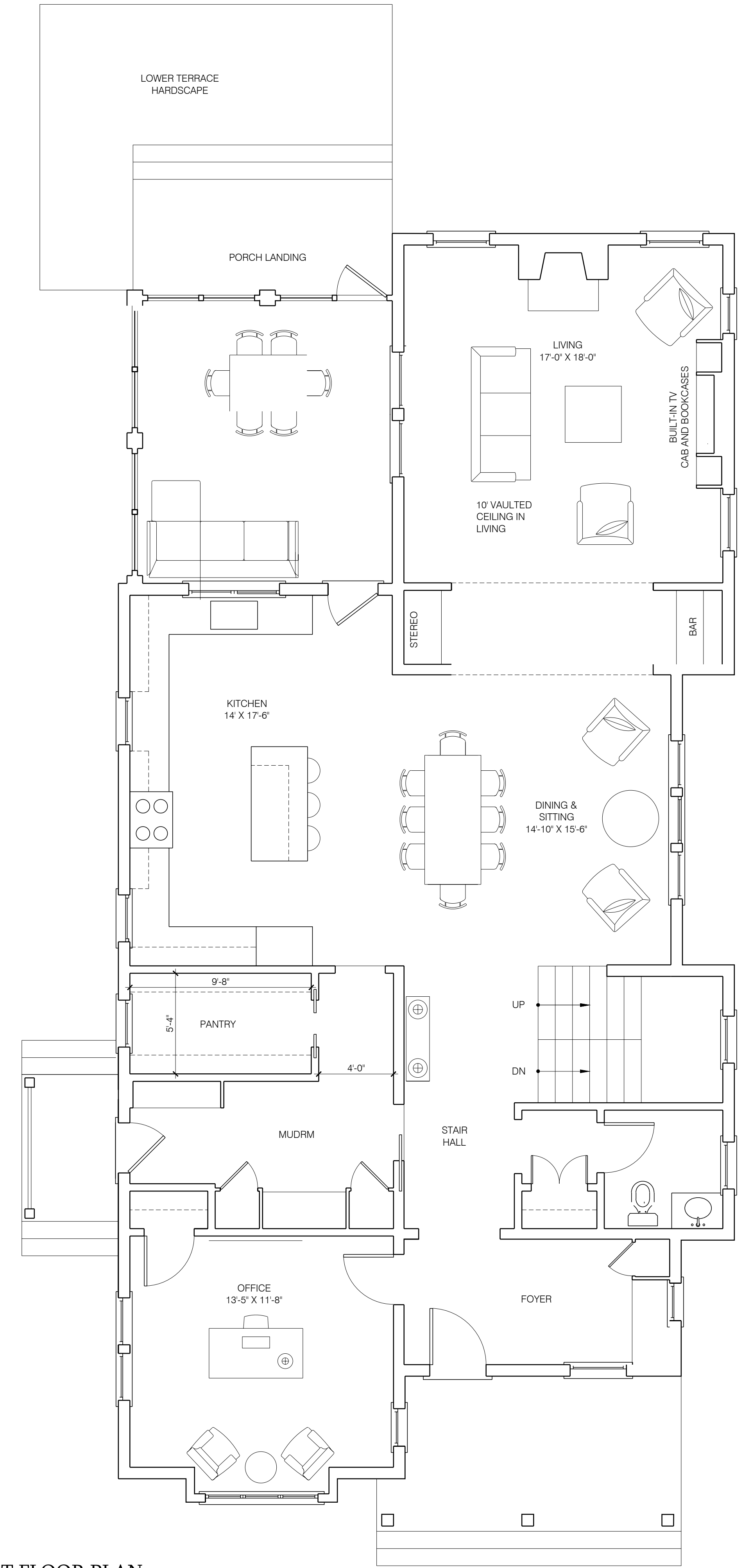
**2** SITE PLAN DIAGRAM  
SCALE: 1/16" = 1'-0"





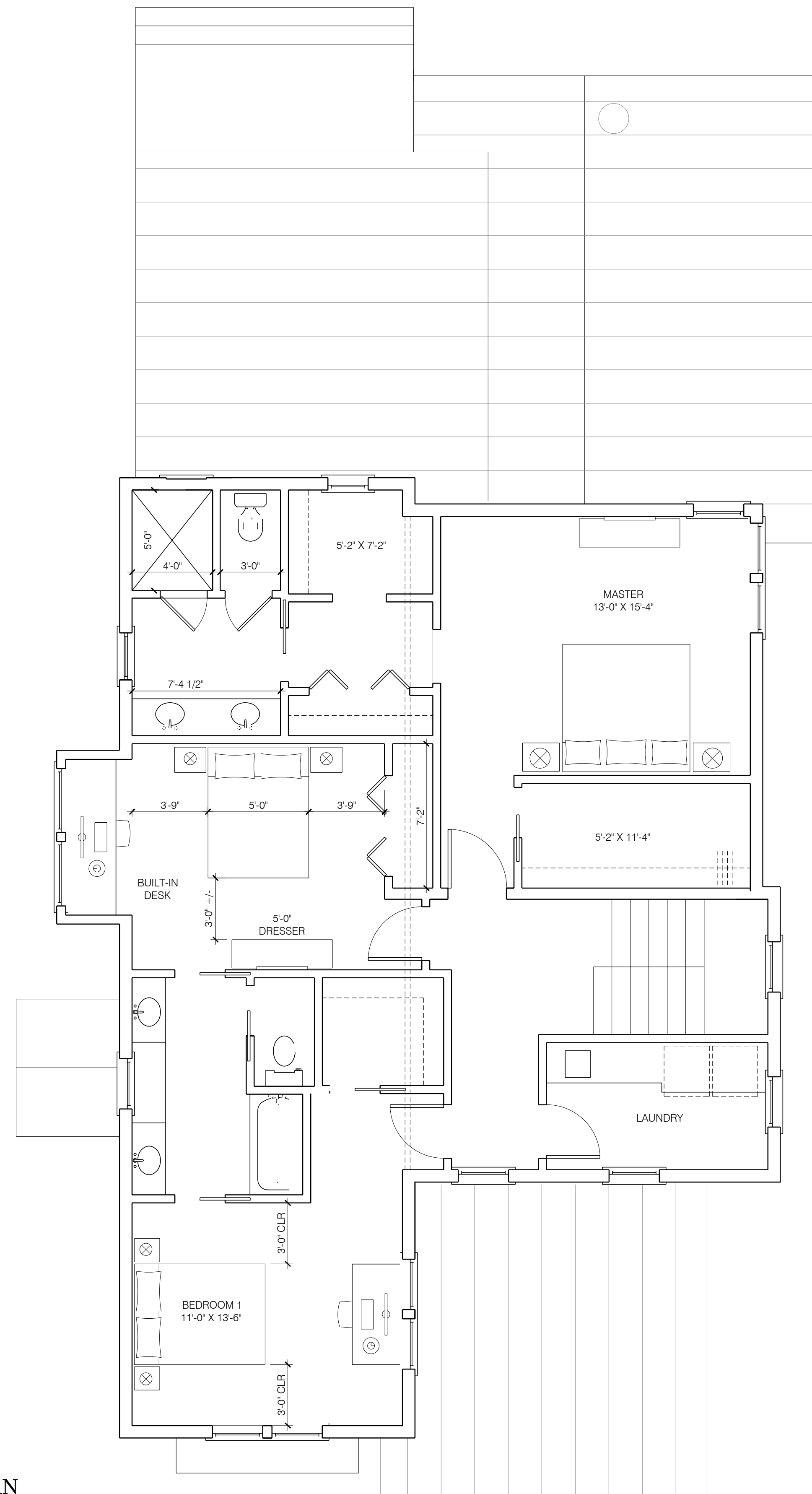
**1** BASEMENT PLAN  
SCALE: 1/4" = 1' 0"

GROSS SQUARE FOOTAGE = 1495 SF



**2** 1ST FLOOR PLAN  
SCALE: 1/4" = 1' 0"

GROSS SQUARE FOOTAGE = 1495 SF



**1** 2ND FLOOR PLAN  
SCALE: 1/4" = 1'-0"

GROSS SQUARE FOOTAGE = 1320 SF

WOOLEN MILLS  
HOUSE

CHARLOTTESVILLE, VIRGINIA

28 SEPTEMBER 2021

EXTERIOR  
ELEVATIONS

A1.2



1 FRONT ELEVATION -SOUTH  
SCALE: 1/4" = 1' 0"



2 SIDE ELEVATION -EAST  
SCALE: 1/4" = 1' 0"



1 BACK ELEVATION - NORTH  
SCALE: 1/4" = 1' 0"



2 SIDE ELEVATION - WEST  
SCALE: 1/4" = 1' 0"

PLAT SHOWING  
 SUBDIVISION PLAT OF  
 LOTS 12A & 12B  
 A PORTION OF  
 LOT 12  
 THOS. L. FARISH DEC'D LOTS  
 KNOWN AS  
 1615 EAST MARKET STREET  
 CHARLOTTESVILLE  
 VIRGINIA

FOR  
 LEMUEL & JENNIFER OPPENHEMIER

SCALE : 1" = 25' DATE : JUNE 11, 2021



OLD ALBEMARLE SURVEYING, LLC  
 700 EAST HIGH STREET  
 CHARLOTTESVILLE, VIRGINIA 22902

NOTES :

- OWNERS - LEMUEL & JENNIFER OPPENHEMIER
- REFERENCE - D.B. 802, P. 251, 254 PLAT  
 CO. D.B. 88, P. 260 PLAT
- THIS PLAT IS BASED ON A CURRENT FIELD SURVEY.
- THESE LOTS DO NOT LIE IN ZONE A (SPECIAL FLOOD HAZARD AREA) ACCORDING TO FLOOD INSURANCE RATE MAP, COMMUNITY PANEL 510033 0289 D, DATED 2/4/2005.
- NO TITLE REPORT FURNISHED, EASEMENTS AND OTHER ENCUMBRANCES NOT SHOWN MAY EXIST.
- THESE LOTS ZONED R-1SC.
- EACH PARCEL (LOTS 12A & 12B) CREATED BY THIS SUBDIVISION PLAT CONTAIN A BUILDING SITE THAT COMPLIES WITH THE REQUIREMENTS OF THE CITY OF CHARLOTTESVILLE'S ZONING, WATER PROTECTION & SUBDIVISION ORDINANCES.
- SETBACKS - REAR : 25', SIDE : 5' & FRONT : 25' OR AVE. OF 40% OF LOTS WITHIN 500'

APPROVED FOR RECORDATION :

CITY SUB. AGENT OR AUTH. DESIGNEE \_\_\_\_\_ DATE \_\_\_\_\_

CHAIRMAN CITY PLANNING COMMISSION \_\_\_\_\_ DATE \_\_\_\_\_

OWNERS' APPROVAL :

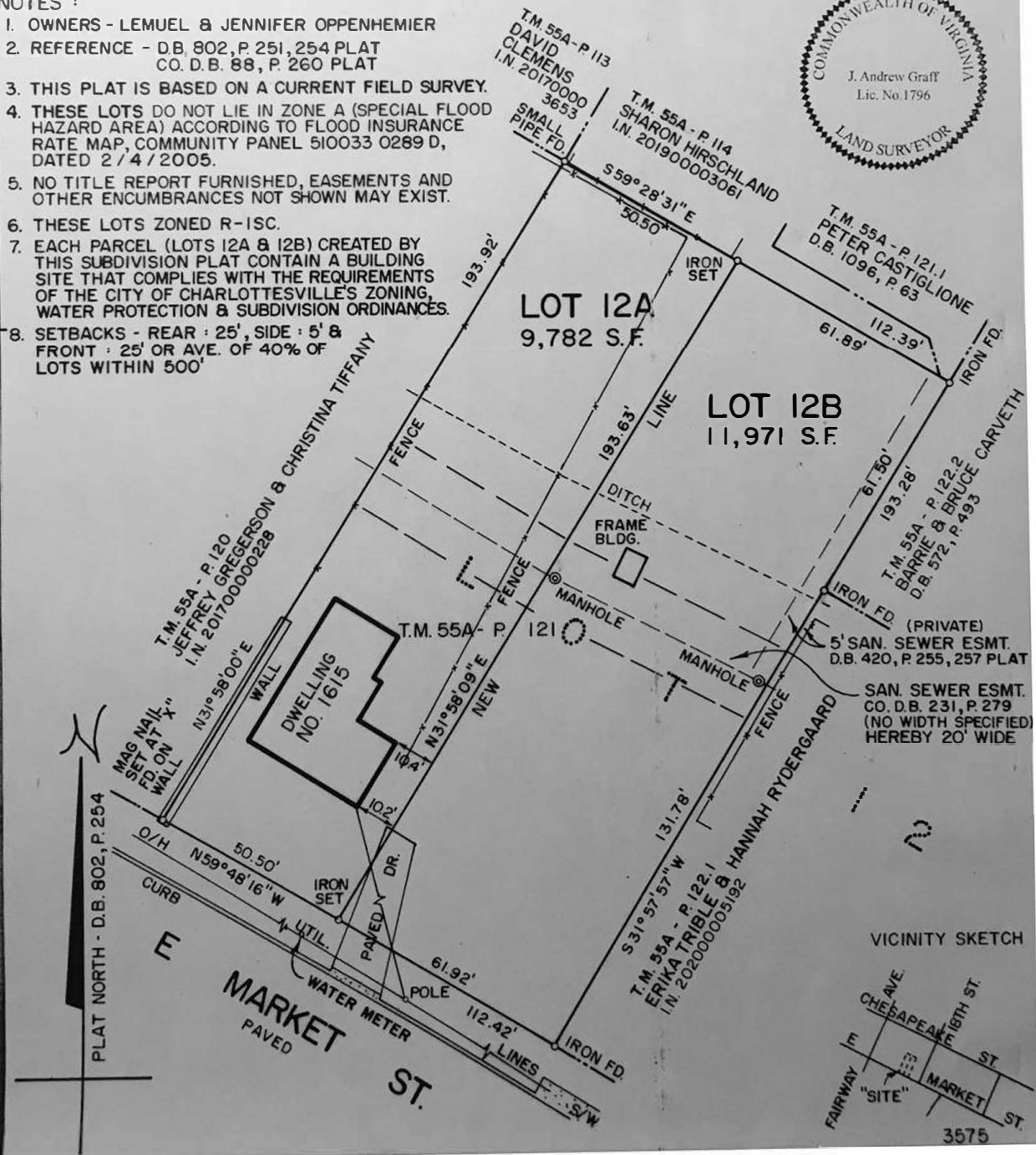
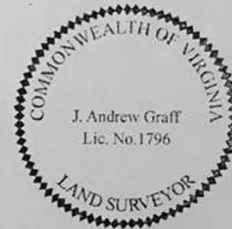
THE SURVEY OF LAND DESCRIBED HEREON IS WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE OF THE UNDERSIGNED OWNERS, PROPRIETORS AND/OR TRUSTEES.

LEMUEL OPPENHEMIER \_\_\_\_\_ DATE \_\_\_\_\_

JENNIFER OPPENHEMIER \_\_\_\_\_ DATE \_\_\_\_\_

NOTARY PUBLIC :

STATE OF \_\_\_\_\_ CITY/COUNTY OF \_\_\_\_\_  
 THE FOREGOING INSTRUMENT WAS ACKNOWLEDGED BEFORE ME THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 20\_\_\_\_.



**Contiguous Properties to New House on Lot 12B, 1615 East Market Street**



Buildable Lot 12B



Western contiguous house, 1615 East Market Street



Eastern contiguous house, 1617 East Market Street