

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



**Prelim Discussion**

1804 Chesapeake Street, Tax Map Parcel 55A141000  
Woolen Mills HC District  
Owner/ Applicant: Emily and Anthony Lazaro  
Project: Construct addition

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**Background**

Year Built: 1906  
District: Woolen Mills Historic Conservation District  
Status: Contributing

From the NRHP listing: Victorian, Folk. Two-story, three-bay single pile house with Victorian vernacular details is covered by an asphalt shingle, side-gabled roof. The frame house is clad in weatherboard with 2/2 double-hung windows in the façade's two side bays. The house has a full width front porch supported by four freestanding and two engaged turned posts with knee braces and covered by a standing-seam metal shed roof. An exterior, brick chimney is located on the west elevation. There is a single story addition to the rear.

**Prior BAR Review**

N/A

**Application**

- Submittal: RMC Design drawings *Woolen Mills House - Schematic Design*, dated September 28, 2021: T1.1 Title Page; SP1.1 Site Plan; A1.1 First Floor Plan; A1.2 Second Floor Plan; A2.1 Exterior Elevations; A2.2 Exterior Elevations.

Preliminary discussion to review proposed addition to a dwelling.

**Discussion and Recommendations**

Staff believes that, following the BAR's preliminary discussion, this CoA request can be administratively reviewed per the conditions of Sec. 34-346—see the Appendix.

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:

The design review should focus on the components of the project that will be visible from Chesapeake Street. The proposed addition is entirely to the rear of the existing structure. The new roofline will extend above that of the 1906 house, though not to a height that it will be visible from the street. The west side of the addition will extend only slightly beyond the side of the 1906 house and existing addition.

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

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.

### **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:** This property lies at the NE corner of the district, with few structures nearby. The proposed addition extends the footprint of an existing addition and will not significantly alter the existing side yard spacing.



### 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:** (See comment above.)

### 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:** Generally consistent with the district and the existing house.

### 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 existing house; however, these will not be visible from Chesapeake Street.

### 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:** Not specified.

### 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.

Sec. 34-346. - Administrative review.

- a) The director of neighborhood development services may review, and may approve or deny, or may refer to the full BAR for review and approval, the following types of applications for certificates of appropriateness:
  1. Fences;

2. Applications that have previously been reviewed by the BAR, if the BAR has authorized final review by the director;
3. Applications for minor accessory buildings or additions, after consultation with the chair of the BAR.

### Property Information

#### Property Names

Name Explanation	Name
Function/Location	House, 1804 Chesapeake Street

#### Property Addresses

Current - 1804 Chesapeake Street

County/Independent City(s):	Charlottesville (Ind. City)
Incorporated Town(s):	No Data
Zip Code(s):	22902
Magisterial District(s):	No Data
Tax Parcel(s):	No Data
USGS Quad(s):	CHARLOTTESVILLE EAST

#### Property Evaluation Status

Not Evaluated

This Property is associated with the Woolen Mills Village Historic District.

### Additional Property Information

Architecture Setting: Village

Acreeage: No Data

#### Site Description:

Jan. 2007: The house sits at street grade. The site slopes away from the street. A modern garden wall surrounds the site and a few mature deciduous trees scattered on the front lawn.

Jan. 2007: There are no secondary resources associated with this property.

#### Surveyor Assessment:

Jan. 2007: The Woolen Mills Village Historic District is eligible under Criterion A for its association with nineteenth-century industrial and social history and Criterion C for its collection of industrial architecture and vernacular workers housing. Several industrial structures and buildings of the original mill remain on the site and the houses that once housed the mill's workers are still occupied by neighborhood residents today. The house stands as an example of the vernacular two-story, three-bay form with well-preserved Queen Anne details.

August 2009: The Woolen Mills Village has been at the center of Charlottesville's history since the mid-19th-century. Positioned at the foot of Monticello Mountain where the Rivanna River meets the mouth of Moore's Creek, the Charlottesville Woolen Mills developed throughout the 19th century to become one of the City's and the region's most noteworthy industries. With few of the early factory buildings enduring due to fires and reconstruction, the buildings built by the late-19th and early 20th-century mill employees have come to define the village. As an industrial center with local and statewide prominence, the District is locally significant in the area of Industry under Criterion A. As an example of a company town, the District is also locally significant in the areas of Community Planning and Development and Social History under Criterion A. It is locally eligible under Criterion C for Architecture; its small collection of turn-of-the-century industrial resources and larger collection of domestic buildings retain a high degree of integrity. The industrial resources are largely brick with large expanses of glazed windows and saw tooth or flat roofs. The residential resources reflect the various architectural styles popular of the period of significance, including Gothic Revival, Late Victorian, Colonial Revival, and Craftsman/Bungalow. The District's period of significance – 1847-1962 – begins with the construction of the earliest the employee dwellings and ends with the closing of the mills.

In 1897, WHL and Bessie Scruggs sold the western half of lot 3 of the Farish plat to his brother, John W. Scruggs (County 116-341). This deed states that John W. Scruggs and their parents were already living on the lot, presumably one of the houses now demolished in the eastern portion of lot 3. In 1905, Scruggs and his wife, Ethel E. Scruggs, sold the western half of lot 3 to William T. Atkins for \$300 (County 131-135). Atkins built the house known as 1804 Chesapeake Street on the western half of the lot in 1906 (building listed in 1906 County Land Book). Atkins died in 1922, leaving the property to his wife, Martha (County WB 36-462). Martha Atkins died in 1966 and the property was divided amongst their heirs, many of whom were part of the Scruggs family. In the 1920 census, a Cornelia Scruggs is listed as living as a boarder with Martha and William T. Atkins, both of whom were in their 40s. The relationship between the two families is unclear. William T. Atkins's heirs sold the house known as 1804 Chesapeake Street and the western half of lot 3 to Hattie L. Crable in 1968 for \$4,300 (City 312-235). Crable sold the property to TE Wood in 1969 (City 312-243). In 1983, Wood subdivided the parcel and sold the house known as 1804 Chesapeake Street and its immediate, street-fronting lot B to Peter C. Johnson for \$345,000 (City 443-778, 464-236, plat City 443-779). The property was sold several times thereafter, before present owner Trienet P. Coggeshall purchased it in 2003 for \$287,500 (City 563-602, 588-49, 812-578, 923-814).

Surveyor Recommendation: No Data

#### Ownership

Ownership Category	Ownership Entity
Private	No Data

**Primary Resource Information**

**Resource Category:** Domestic  
**Resource Type:** Single Dwelling  
**NR Resource Type:** Building  
**Historic District Status:** Contributing  
**Date of Construction:** 1906  
**Date Source:** Local Records, Tax  
**Historic Time Period:** Reconstruction and Growth (1866 - 1916)  
**Historic Context(s):** Architecture/Community Planning, Domestic  
**Other ID Number:** *No Data*  
**Architectural Style:** Victorian, Folk  
**Form:** *No Data*  
**Number of Stories:** 2.0  
**Condition:** Good  
**Threats to Resource:** None Known

**Architectural Description:**

Jan. 2007: This is two-story, three-bay single pile house with Queen Anne details is covered by an asphalt shingle, side gable roof. The frame house is clad in weatherboard with four, 2/2 double-hung windows on the facade. The house has a full width front porch with turned posts and brackets that is covered by a standing-seam metal shed roof. Two pilasters are situated on each corner of the house. An exterior, brick chimney is located on the east side of the house. There is a single story addition to the rear.

July 2009: In preparation for the Woolen Mills Village Historic District proposed in July-August 2009, all previously surveyed resources were re-evaluated and their records updated. This two-story, three-bay single pile house with Victorian vernacular details is covered by an asphalt shingle, side-gabled roof. The frame house is clad in weatherboard with 2/2 double-hung windows in the façade's two side bays. The house has a full width front porch supported by four freestanding and two engaged turned posts with knee braces and covered by a standing-seam metal shed roof. An exterior, brick chimney is located on the west elevation. There is a single story addition to the rear.

**Exterior Components**

Component	Component Type	Material	Material Treatment
Porch	1-story, 3-bay	Wood	Posts, Turned
Roof	Gable, Side	Asphalt	Shingle
Windows	Sash, Double-Hung	Wood	2/2
Structural System and Exterior Treatment	Frame	Wood	Weatherboard
Chimneys	End	Brick	Bond, Common

**Secondary Resource Information**

**Historic District Information**

**Historic District Name:** Woolen Mills Village Historic District  
**Local Historic District Name:** *No Data*  
**Historic District Significance:** *No Data*

**CRM Events**

**Event Type: NRHP Nomination**

**DHR ID:** 002-1260-0093  
**Staff Name:** Brandt, Lydia Mattice  
**Event Date:** 8/1/2009  
**Staff Comment**

This resource was surveyed in support of the NRHP nomination process for the Woolen Mills Village Historic District.



**Event Type: Survey:Volunteer**

**Project Review File Number:** *No Data*  
**Investigator:** Woolen Mills Road, Inc.  
**Organization/Company:** Unknown (DSS)  
**Photographic Media:** *No Data*  
**Survey Date:** 1/1/2007  
**Dhr Library Report Number:** *No Data*

**Project Staff/Notes:**

This survey was a collaboration between volunteer Woolen Mills residents and UVA students in addition to VDHR staff.

**Project Bibliographic Information:**

Record Type: Local Records  
Bibliographic Notes: City of Charlottesville, Virginia. Deed Books. Charlottesville City Courthouse, Charlottesville, Virginia.  
County of Albemarle, Virginia. Deed Books. Albemarle County Courthouse, Charlottesville, Virginia.  
County of Albemarle, Virginia. Land Books. Albemarle County Courthouse, Charlottesville, Virginia.

**Bibliographic Information**

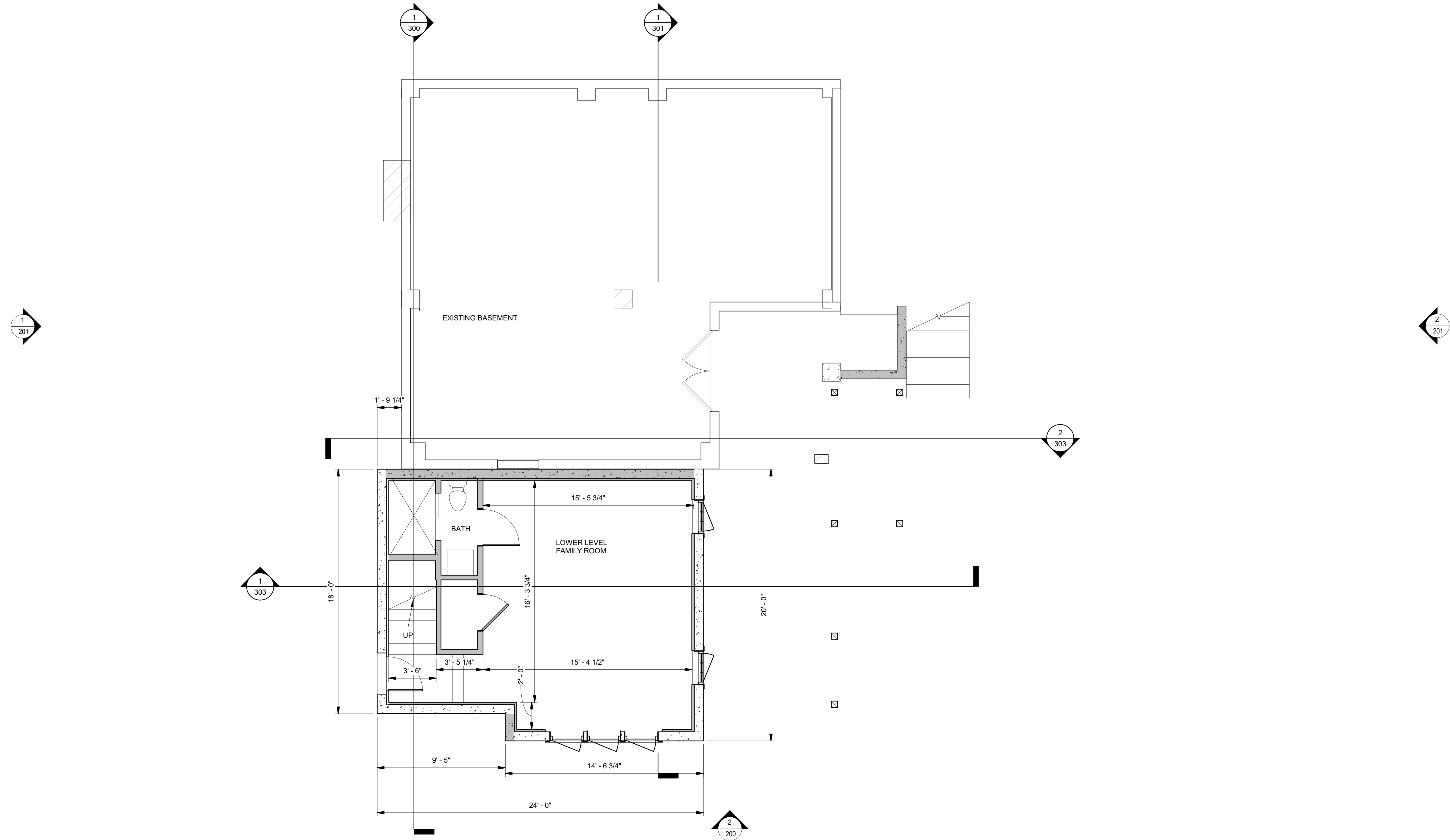
**Bibliography:**

*No Data*

**Property Notes:**

*No Data*

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1 BASEMENT PLAN - SCHEMATIC  
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DESIGN PHASE

DESIGN ISSUE DATE

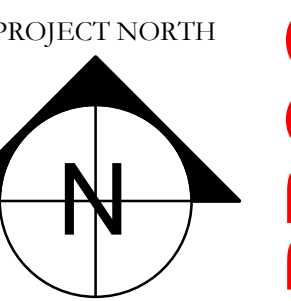
  
 ELISABETH SLOAN, ARCHITECT  
 434/9238288 lis@sloan-architect.com  
 2024 MINOR ROAD | CHARLOTTESVILLE, VIRGINIA 22903  
 LIZSLOAN-ARCHITECT.COM

# BASEMENT FLOOR - SCHEMATIC

ADDITION TO THE  
 LAZARO RESIDENCE  
 1804 CHESAPEAKE STREET  
 CHARLOTTESVILLE, VIRGINIA 22902

Revisions		
No.	Date	Description

Job Number: Project Number  
 Drawn: LS  
 Scale: 1/4" = 1'-0"  
 Date: 8/4/21

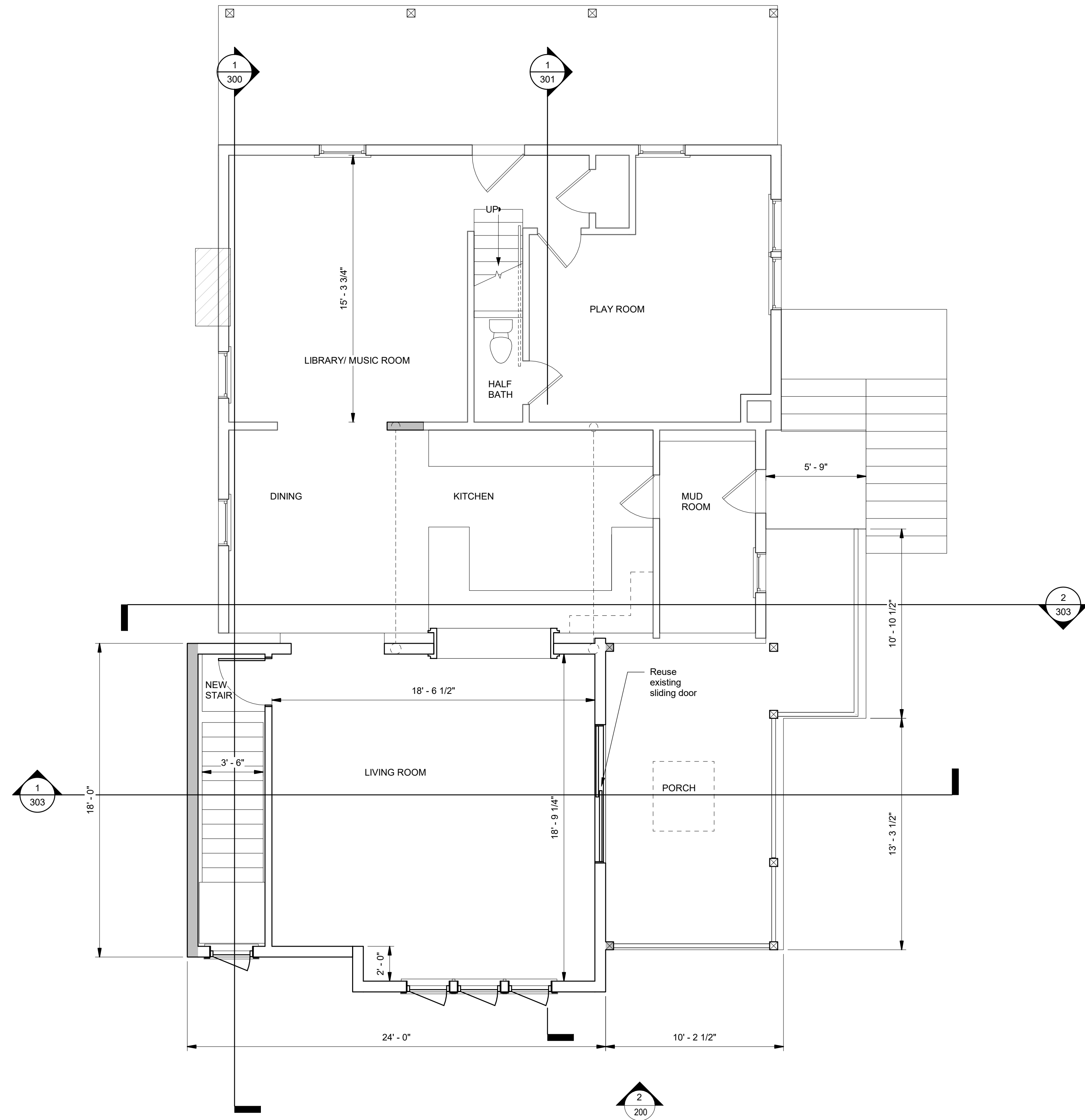


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① FIRST FLOOR PLAN - SCHEMATIC  
1/4" = 1'-0"

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 ELISABETH SLOAN, ARCHITECT
   
434/9238288 lis@elizabethsloan-architect.com
  
2024 MINOR ROAD | CHARLOTTESVILLE, VIRGINIA 22903
  
LIZSLOAN-ARCHITECT.COM

# FIRST FLOOR - SCHEMATIC

ADDITION TO THE  
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Revisions		
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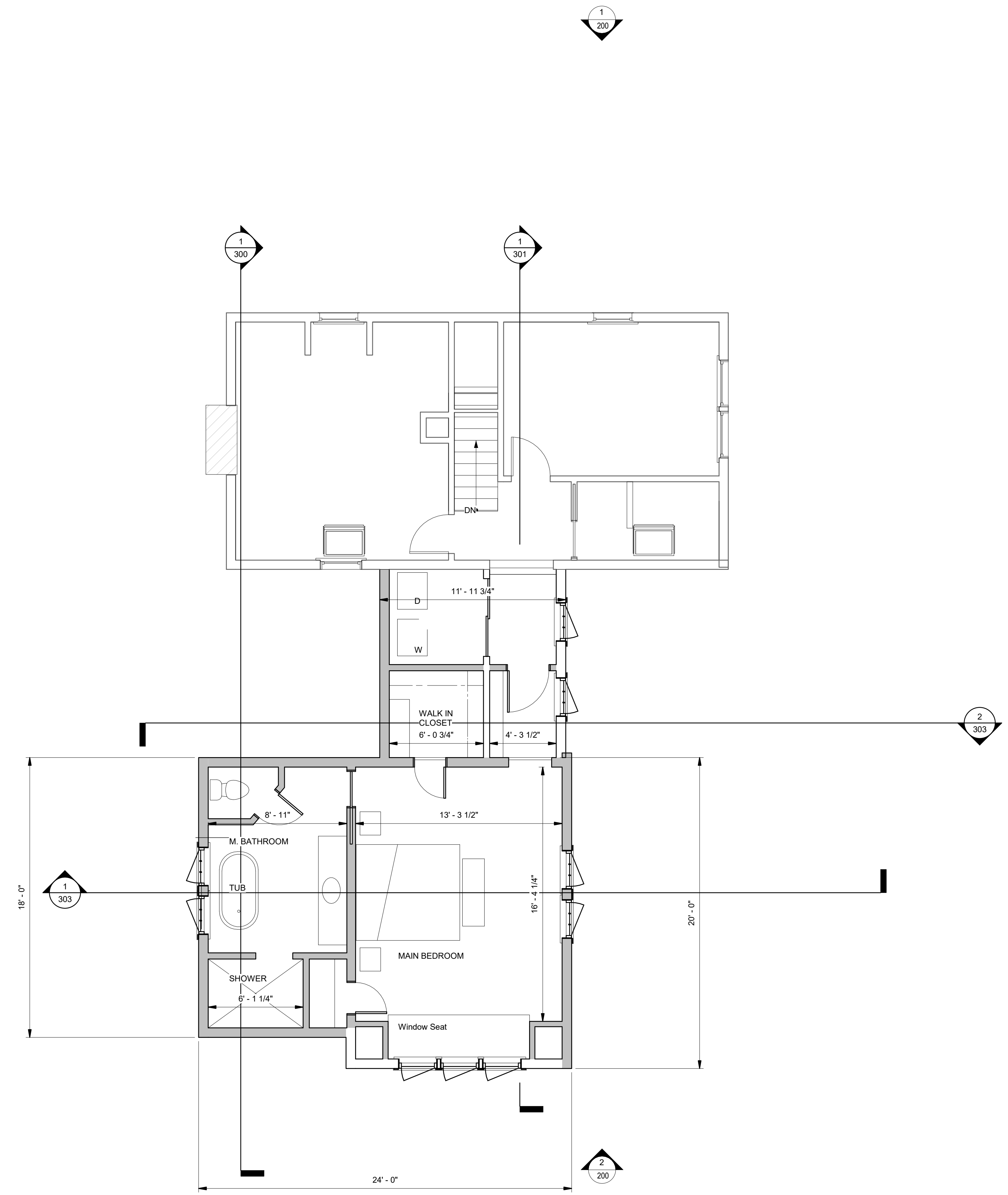
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1 SECOND FLOOR PLAN - SCHEMATIC  
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# SECOND FLOOR - SCHEMATIC

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1804 CHESAPEAKE STREET  
CHARLOTTESVILLE, VIRGINIA 22902

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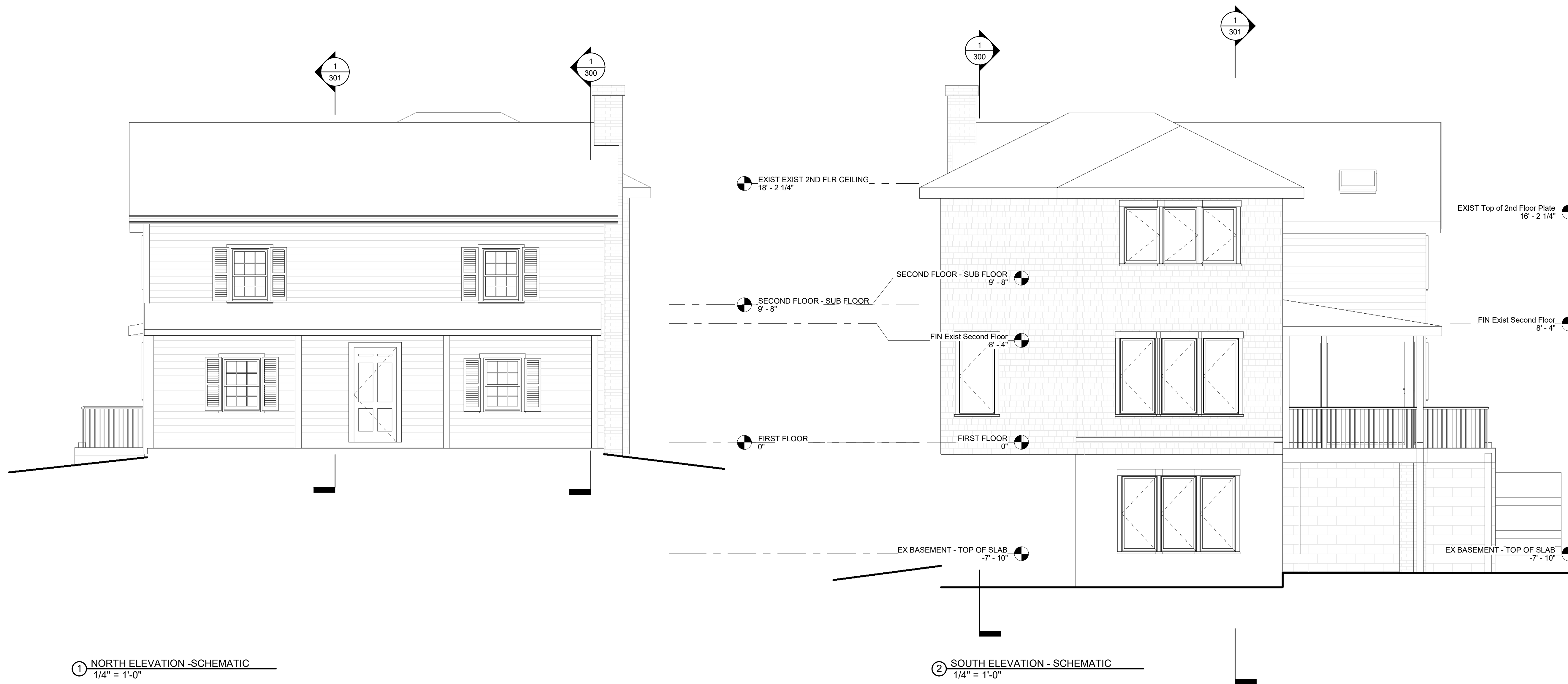
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1 NORTH ELEVATION - SCHEMATIC  
1/4" = 1'-0"

2 SOUTH ELEVATION - SCHEMATIC  
1/4" = 1'-0"

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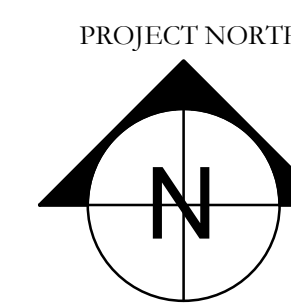
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CHARLOTTESVILLE, VIRGINIA 22902

Revisions		
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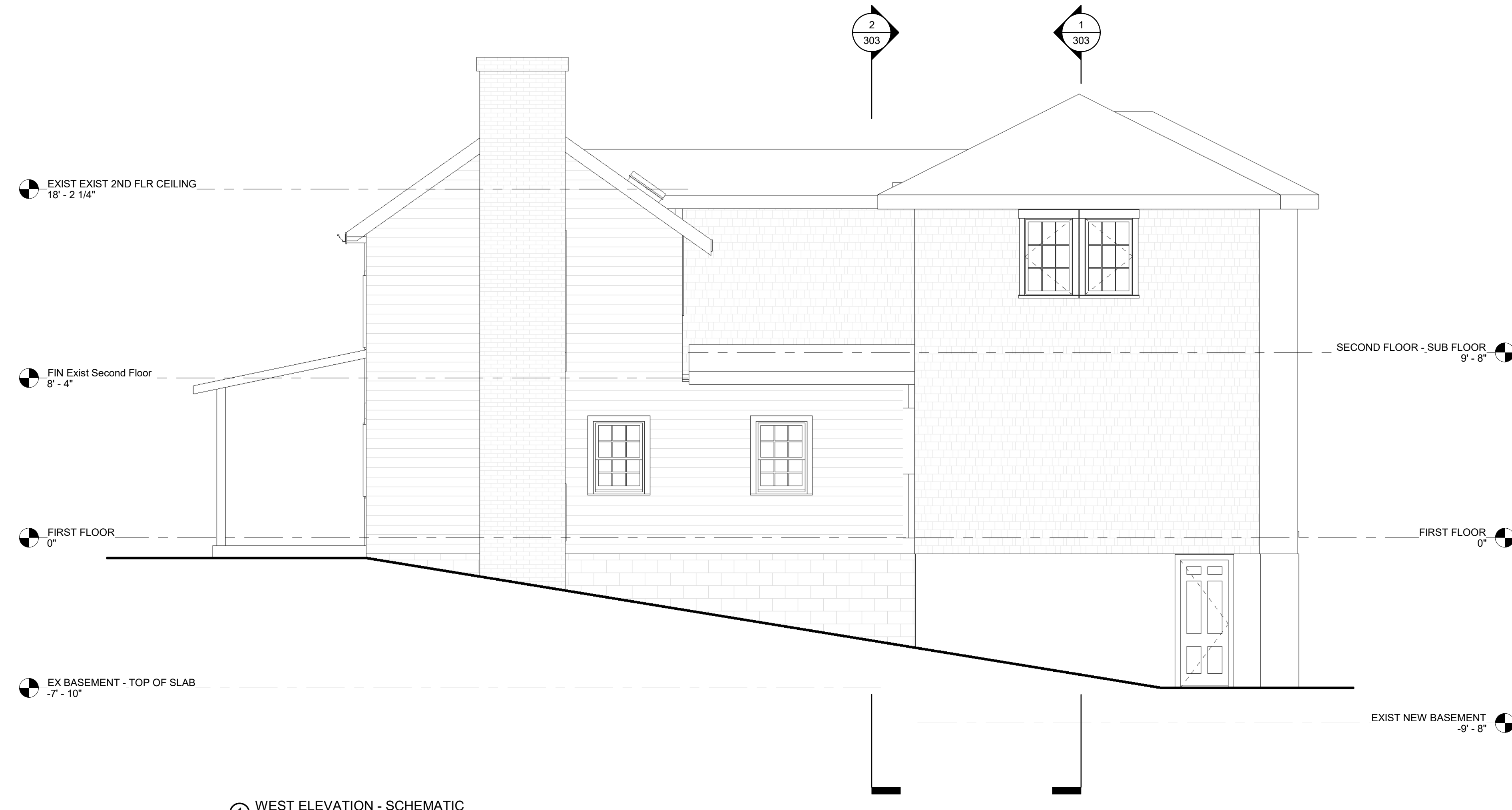


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② EAST ELEVATION - SCHEMATIC  
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① WEST ELEVATION - SCHEMATIC  
1/4" = 1'-0"



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434/9238288 lis@elisloan-architect.com  
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LIZSLOAN-ARCHITECT.COM

# ELEVATIONS - SCHEMATIC

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① SECTION NORTH SOUTH THRU NEW STAIR AND M. BATH  
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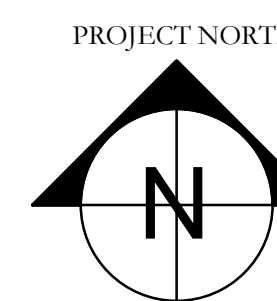
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434/9238288 lis@sloan-architect.com  
2024 MINOR ROAD | CHARLOTTESVILLE, VIRGINIA 22903  
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# SECTIONS - SCHEMATIC

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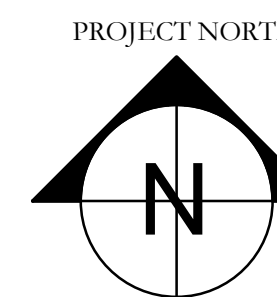
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 434/9238288 lis@elizabethsloan-architect.com  
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 LIZSLOAN-ARCHITECT.COM

# SECTIONS - SCHEMATIC

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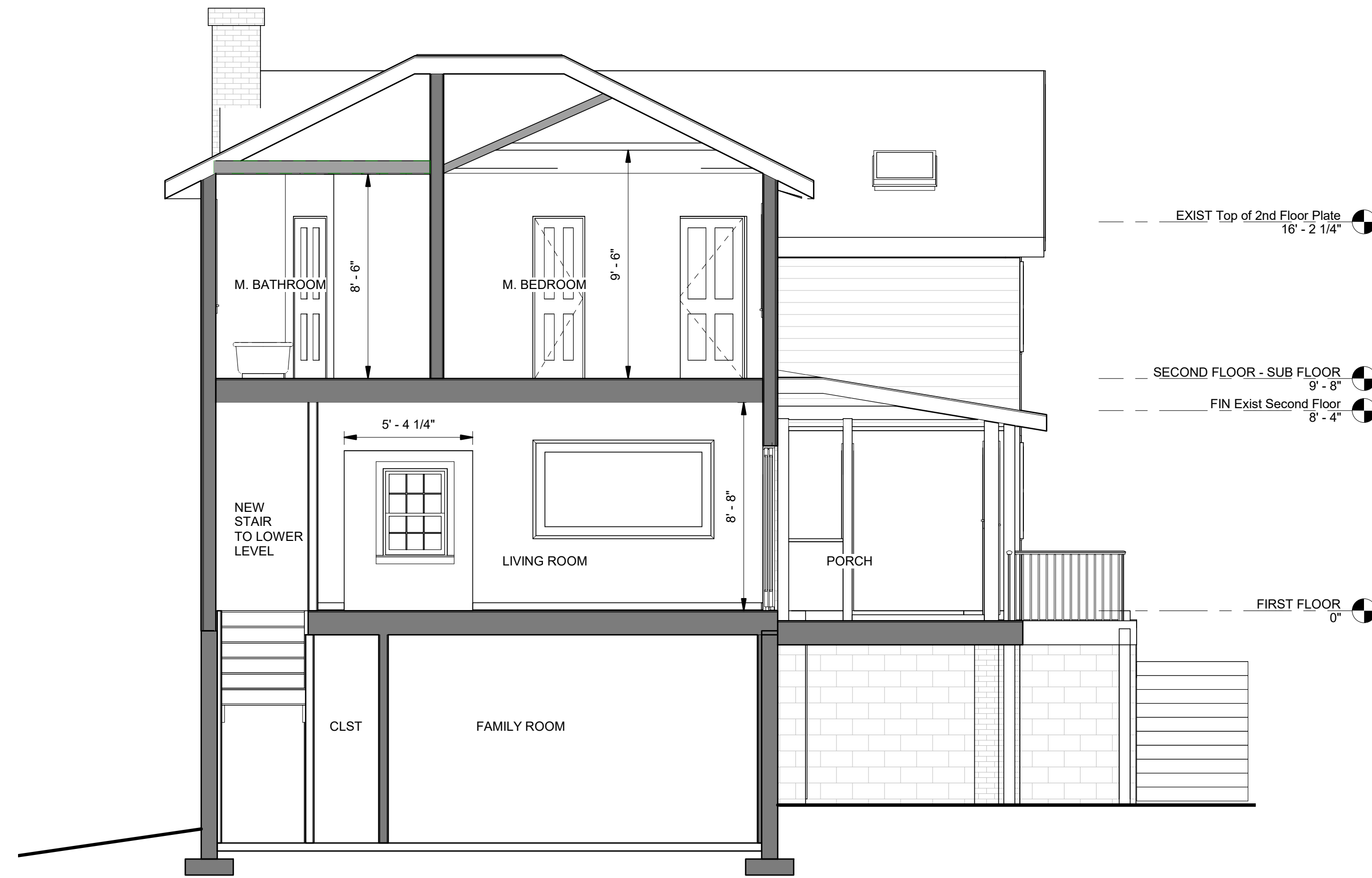


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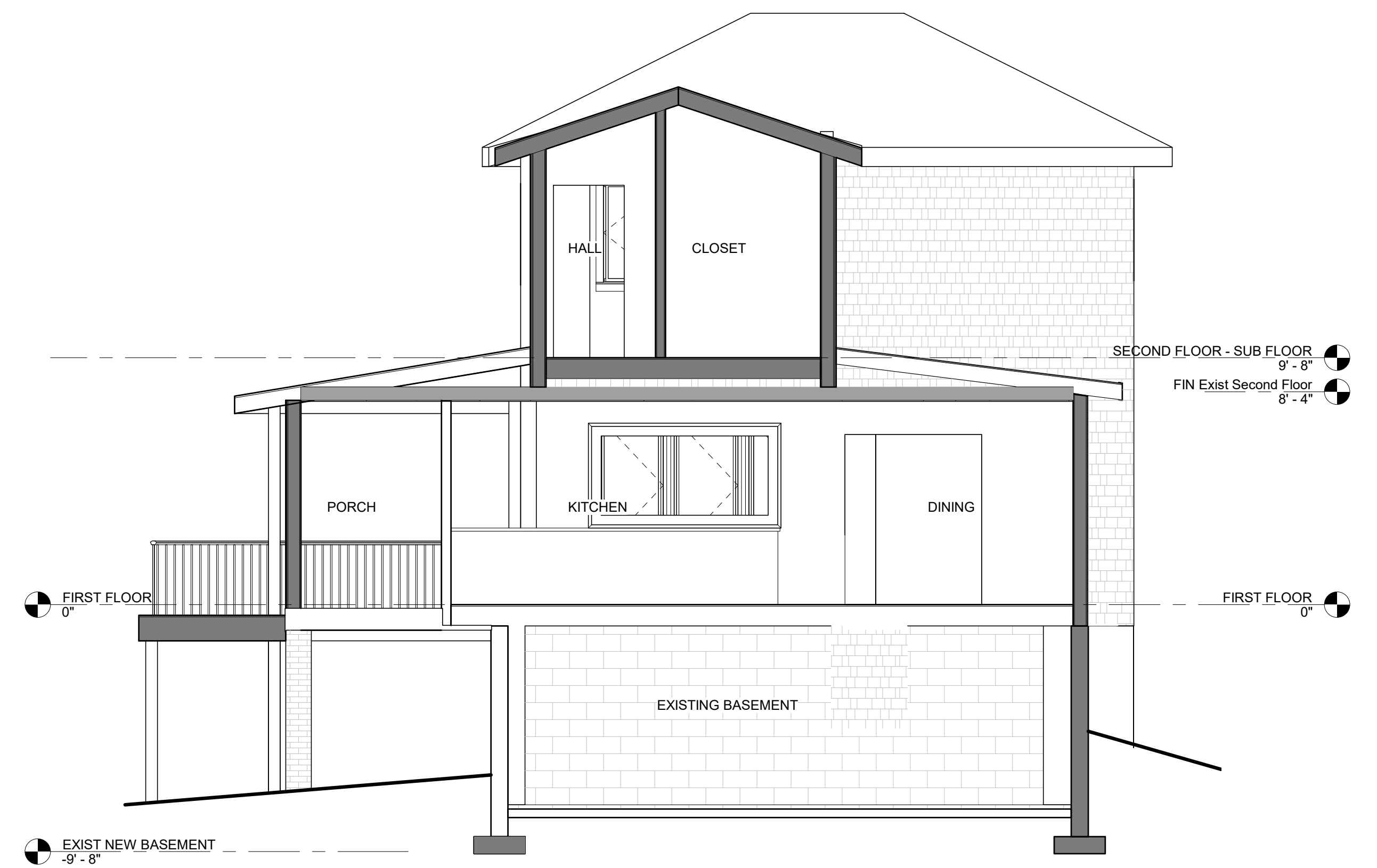
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① SCHEMATIC SECTION AT M. BEDROOM, LIVING ROOM, PORCH  
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② SCHEMATIC SECTION AT KITCHEN AND BRIDGE  
1/4" = 1'-0"

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ELISABETH SLOAN, ARCHITECT  
434/9238288 lis@elizabethsloan-architect.com  
2024 MINOR ROAD | CHARLOTTESVILLE, VIRGINIA 22903  
LIZSLOAN-ARCHITECT.COM

# SCHEMATIC SECTIONS

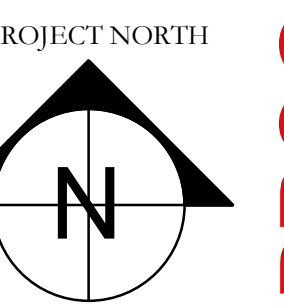
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PROJECT NORTH

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