

Watkins, Robert

From: Watkins, Robert
Sent: Wednesday, April 20, 2022 2:39 PM
To: elvirahoskins@gmail.com
Cc: Werner, Jeffrey B
Subject: April 2022 BAR Decision

Certificate of Appropriateness

BAR 22-04-01
864 Locust Avenue, Tax Parcel 510093000
Martha Jefferson Historic Conservation District
Owner/Applicant: Elvira Hoskins
Project: New accessory structure

Dear Elvira,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 19, 2022. The following action was taken:

Ron Bailey moves to pass the consent agenda.

Jody Lahendro seconds motion. Motion passes (6-0).

A Certificate of Appropriateness was approved for your project as a result of it being on the consent agenda. Please also find the suggested motion for approval from the staff report:

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Historic Conservation Districts, I move to find that the proposed auxiliary dwelling unit at 864 Locust Avenue satisfies the BAR's criteria and is compatible with this property and other properties in the Martha Jefferson Neighborhood Historic Conservation District, and that the BAR approves the application [as submitted.]

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

<https://boxcast.tv/channel/vabajtzezuuv3iclkx1a?b=odcssqp9fm4bq8sfjlp0>.

Per the provisions of City Code Sec. 34-280: This CoA is valid for 18 months [from the date of BAR approval]; upon written request and for reasonable cause, the director of NDS or the BAR may extend that period by one year; and this CoA does not, in and of itself, authorize any work or activity that requires a separate building permit.

(Complete text of Sec. 34-280:

https://library.municode.com/va/charlottesville/codes/code_of_ordinances?nodeId=CO_CH34ZO_ARTIIIOVDI_DIV2HIPRARDECOOVDI_S34-280VACEAP)

If you have any questions, please contact me at watkinsro@charlottesville.gov.

Sincerely,
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
April 19, 2022**



Certificate of Appropriateness Application (Historic Conservation District)

BAR 22-04-01

864 Locust Avenue, Tax Parcel 510093000

Martha Jefferson HC District

Owner/Applicant: Elvira Hoskins

Project: Studio



Background

Year Built: 1906

District: Martha Jefferson HC District

Status: Contributing

864 Locust Avenue is a 1½ brick house. It has a gable roof with its gable oriented towards Locust Avenue. A veranda shades the façade. T.M. Hill constructed the house in 1905 and it was divided into four apartments in the first half of the twentieth century.

Prior BAR Review

n/a

Application

- Applicant submittal: Drawings, dated March 28, 2022, by Point Office Architecture & Design; site plan; floor plans of proposed studio; elevation drawings; renderings; material samples

Request CoA for construction of a studio accessory structure to the east (rear) of primary house.

Materials

- Roof: Standing-seam metal.
- Walls (West elevation, visible from Locust Avenue): Dark gray brick lower walls with stucco-clad upper-story walls. Corten (weathering steel) cladding on side elevations not visible from Locust Avenue.
- Windows (West elevation, visible from Locust Ave): None. Marvin Ultimate windows with undivided glazing on side elevations not visible from Locust Avenue.

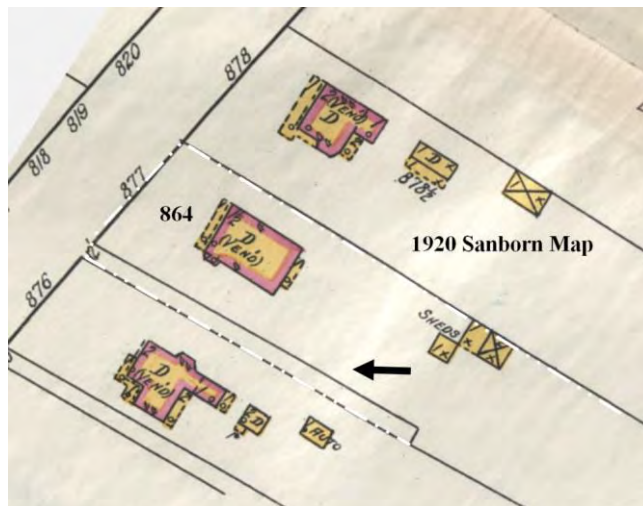
- Entry Doors (West elevation, visible from Locust Ave): None. Marvin Ultimate sliding glass doors on side elevations not visible from Locust Avenue.
- Garage Doors: Full View aluminum-frame glazed garage doors.

Discussion and Recommendations

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.

Within an HCD, the design review prioritizes what is visible from the public right of way. New structures concealed by the principal structure from all abutting streets are exempt from BAR review. With that, the four sides of the proposed garage are of the same design and materials, staff will focus on the front elevation.

Staff recommends approval. (See comments below under *Pertinent Design Review Guidelines for New Construction and Additions.*)



Suggested Motions

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for Historic Conservation Districts, I move to find that the proposed auxiliary dwelling unit at 864 Locust Avenue satisfies the BAR's criteria and is compatible with this property and other properties in the Martha Jefferson Neighborhood Historic Conservation District, and that the BAR approves the application [as submitted.]

[...as submitted with the following conditions: ...]

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-341 of the City Code. 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 of the City Code. 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.

Pertinent Guidelines for New Construction and Additions (Historic Conservation Districts)

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.

Staff Comment: Garages generally located along the parcel line and either to the side or behind a house are common within the district, especially at the northern end of Locust Avenue; with most listed as contributing structures. The 1920 Sanborn Map indicates a garage located to the rear of this property. (See image and map in the Appendix.)

Building Scale – height and massing

...

4. An accessory building should appear secondary to the main building in scale and design.

Staff Comment: The proposed structure complies with this recommendation.

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.

Staff Comment: The roof material and form are contemporary, but the guidelines for Martha Jefferson encourage well-designed, contemporary architecture.

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.

Staff Comment: Like many historic garage buildings in the Martha Jefferson neighborhood, the elevation facing the street contains a single garage door opening.

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.

Staff Comment: The proposed materials are compatible with the HCD. Per the HCD regs, the replacement of windows and doors does not require a CoA. For additions and the construction of small, auxiliary buildings, it is staff's interpretation that window and door specifications are not required for CoA approval. Relative to the provision for 70% VLT glass, the BAR has established that this is not necessary or appropriate for residential projects. (The glass for most residential doors and windows typically has a VLT in the low 60s.)

Building Paint

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

Staff Comment: Not applicable.

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.

Staff Comment: Not applicable.

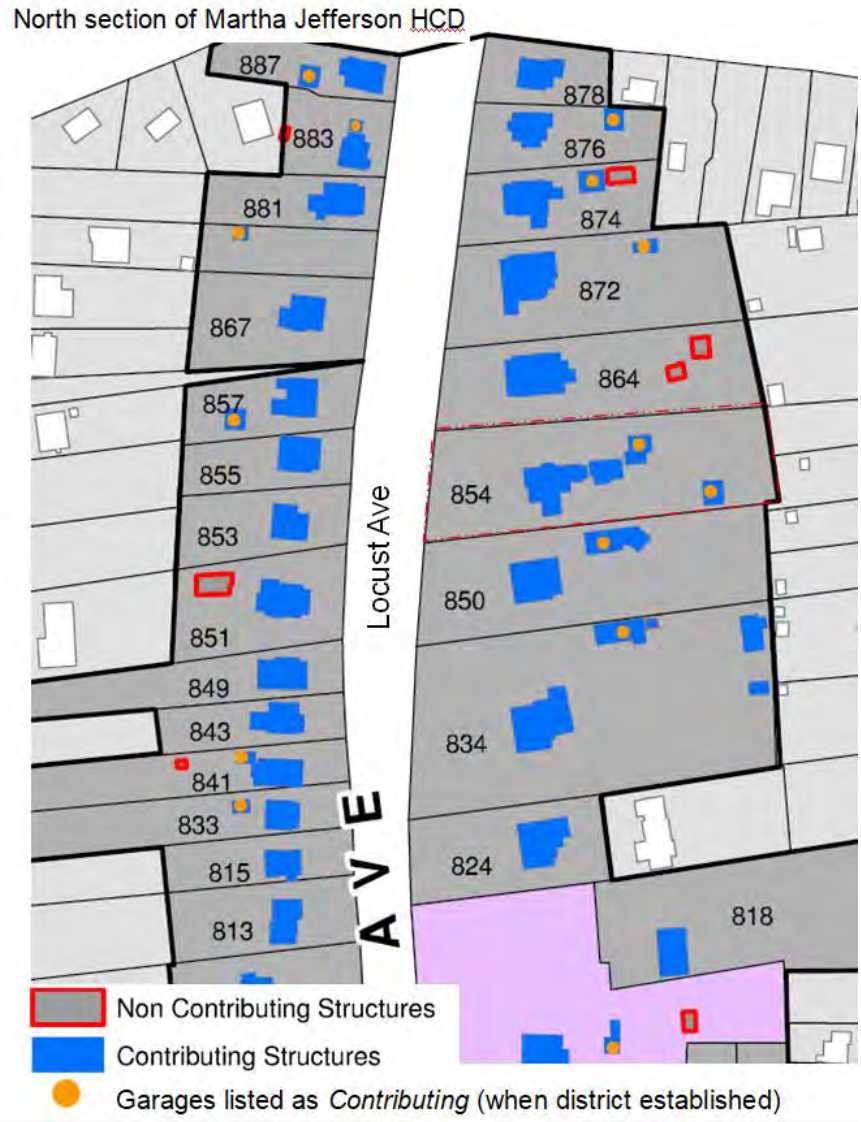
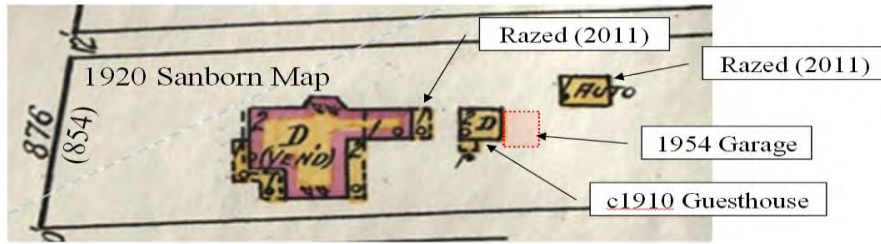
Martha Jefferson Historic Conservation District

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. 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.
8. Regarding the future development of the hospital properties, the neighborhood's focus has been:
 - a. not to tear down the old houses; to encourage low density residential development north of Taylor Walk (with the suggestion that Taylor Street be reinstated);
 - b. to expect the High Street area to develop as a sensitively designed, high-quality, mixed use development;
9. Encourage good stewardship of Maplewood Cemetery.

Staff Comment: Proposed structure is located in the rear yard and features a standing-seam metal roof.

Appendix



Architectural And Historic Survey



Identification

STREET ADDRESS: 864 Locust Avenue	HISTORIC NAME: Hill-Holladay House
MAP & PARCEL: 51-93	DATE / PERIOD: 1905
CENSUS TRACT AND BLOCK: 3-316	STYLE: Victorian
PRESENT ZONING: R-2	HEIGHT (to cornice) OR STORIES: 1½ storeys
ORIGINAL OWNER: T.M. Hill	DIMENSIONS AND LAND AREA: 115.2' x 341' (39,283 sq. ft.)
ORIGINAL USE: Residence	CONDITION: Good
PRESENT USE: Rental Property (4 apartments)	SURVEYOR: Bibb
PRESENT OWNER: Charles A. Rausch, Jr. & Josephine S. Rausch	DATE OF SURVEY: Spring 1980
ADDRESS: 854 Locust Avenue Charlottesville, VA	SOURCES: City/County Records Mr. & Mrs. Charles A. Rausch, Jr.

ARCHITECTURAL DESCRIPTION

This 1½-storey house is quite large and was divided into four apartments many years ago. It is set on a high foundation of brick laid in 4- and 5-course American bond. It is five bays wide and triple pile. Construction is of brick laid in stretcher bond. The medium-pitched gable roof is covered with standing-seam metal (painted red) and has projecting eaves and verges, boxed cornice with returns, and plain frieze. The gable end is toward the street. There are additional smaller gables on the side elevations, off-center toward the front on the south side and toward the rear on the north side. A little of the original gingerbread remains in all of the gables. There are three interior chimneys with caps and stringcourses. Windows are double-sash, 1-over-1 light, with wooden sills. Those at the first level have jack arches; those at the second level are somewhat shorter and have segmental arches. Basement windows are two-light hinged-sash. There is a one-storey, semi-octagonal bay window on the south side of the house. It has brick walls and a hip roof covered with standing-seam metal. A one-storey veranda covers the facade. It has a low-pitched hip roof with a projecting central gable supported on consoles. The roof is covered with standing-seam metal and has a boxed cornice, plain frieze, four Tuscan columns, and Colonial Revival balustrade. The central entrance door has one light over two decorated horizontal panels. It is flanked by sidelights over panels and has a 3-light rectangular transom. The interior follows the central hall plan and has symmetrically moulded trim with corner blocks. There is a 2-flight open stair with winders in the entrance hall. It has turned balusters and square newels with urns. The back porch has a low-pitched hip roof with boxed cornice, plain frieze, and Eastlake posts and balustrade. The southern half has been extended.

HISTORICAL DESCRIPTION

T.M. Hill purchased this lot in 1903 (ACDB 125-354), built the house in 1905, and sold it in 1911 to John Z. and Elizabeth Holladay (ACDB 145-225). Sometime during the half century that it was owned and occupied by this family, the house was divided into four apartments. The present owners, who live next door, bought the house from the Holladays' heirs in 1963 and use it as rental property (City DB 238-106). Additional References: City WB 9-248.

SIGNIFICANCE

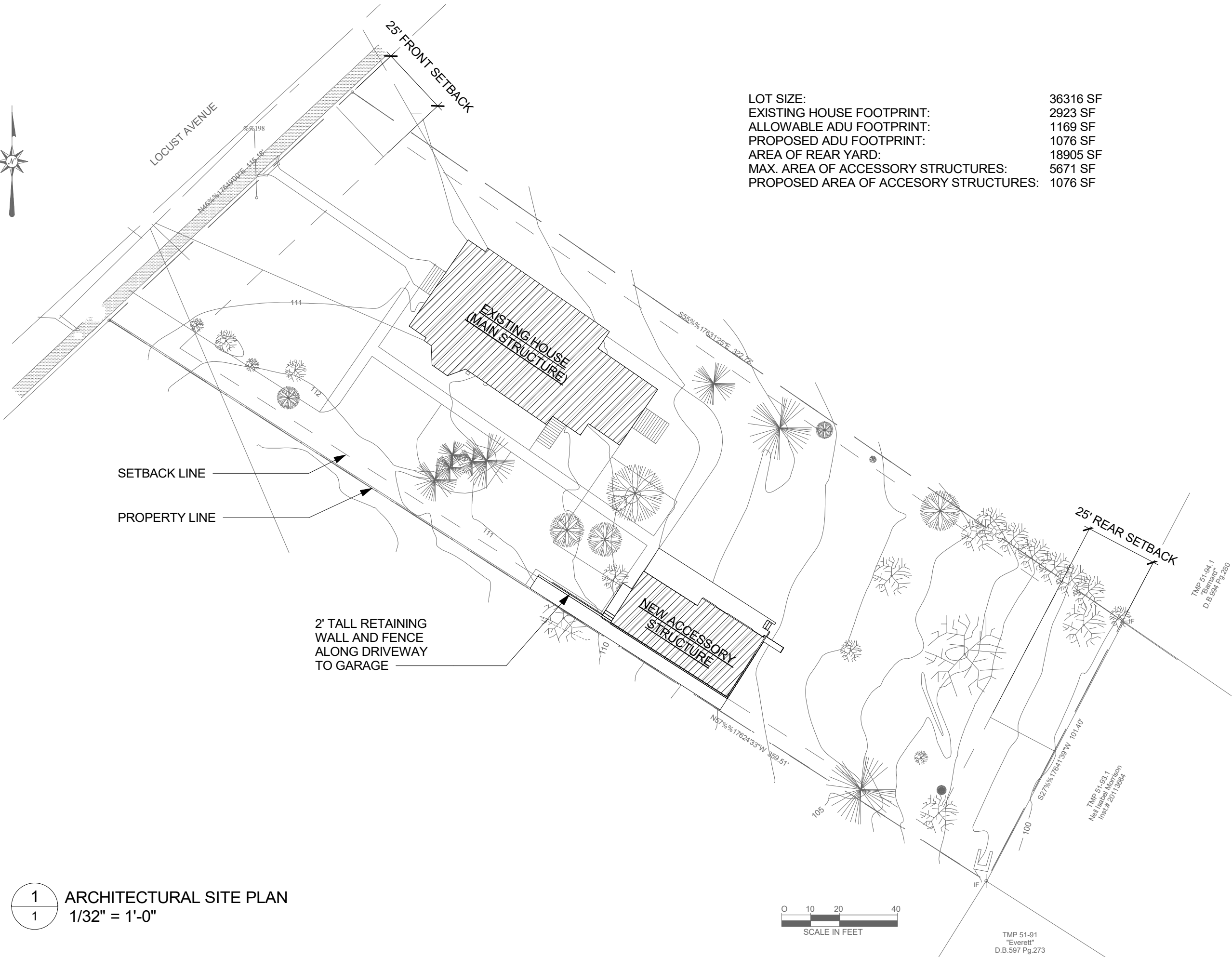
This Victorian house is unusually large for a 1½-storey building, and it interrupts the scale of the street, but it is nevertheless an integral part of the varied landscape of Locust Avenue.





Photo of existing at 864 Locust Avenue

RECORD MERIDIAN
D.B. 202 Pg. 179



LOT SIZE:	36316 SF
EXISTING HOUSE FOOTPRINT:	2923 SF
ALLOWABLE ADU FOOTPRINT:	1169 SF
PROPOSED ADU FOOTPRINT:	1076 SF
AREA OF REAR YARD:	18905 SF
MAX. AREA OF ACCESSORY STRUCTURES:	5671 SF
PROPOSED AREA OF ACCESSORY STRUCTURES:	1076 SF

1 ARCHITECTURAL SITE PLAN
1 1/32" = 1'-0"



TMP 51-91
"Everett"
D.B. 597 Pg. 273

TMP 51-91, 1
"Blanchard"
D.B. 904 Pg. 280

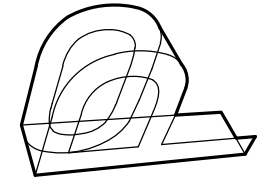
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Neil Isbell Morrison
Inst. # 20113884

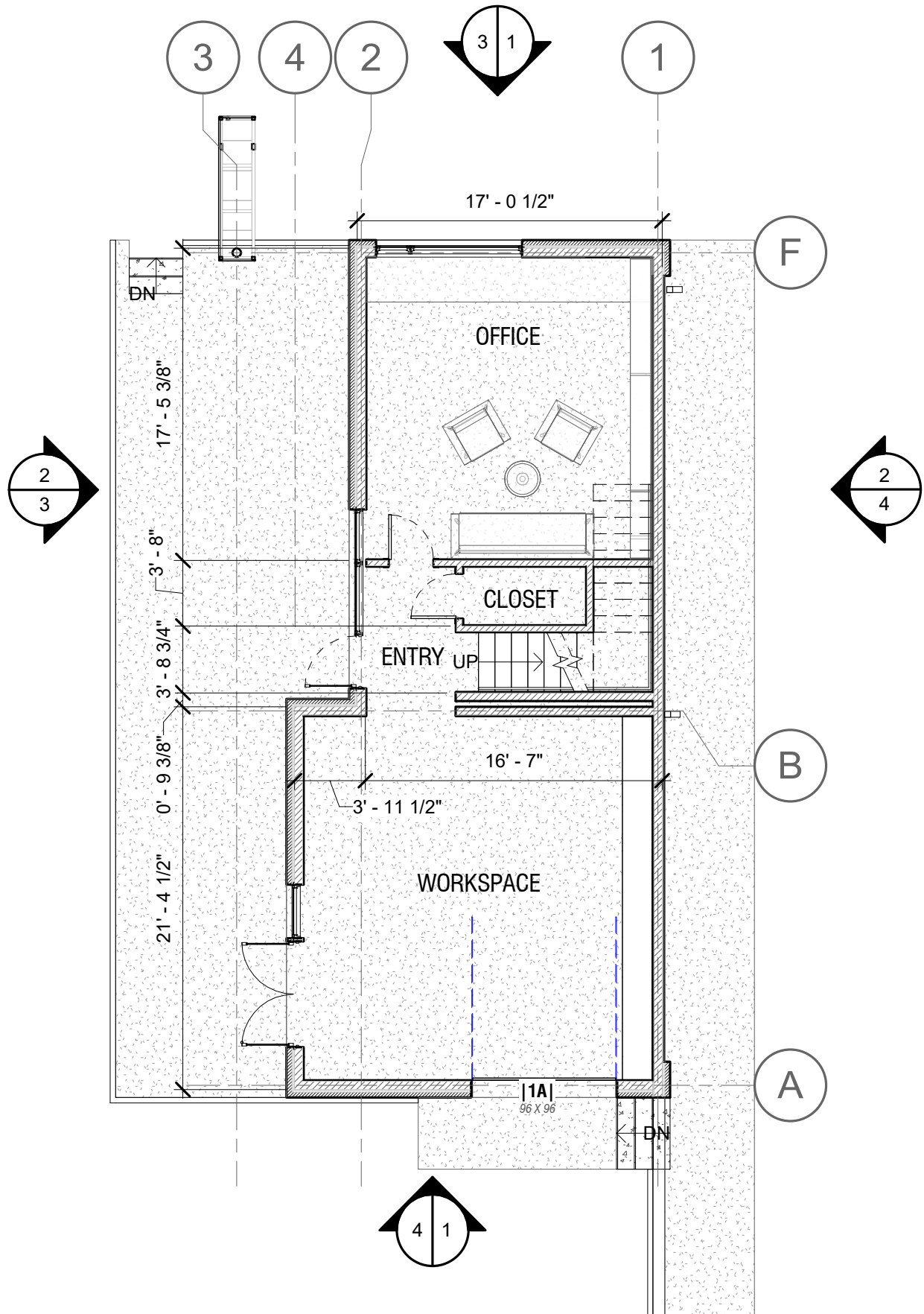
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PROJECT:
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864 LOCUST AVENUE, CHARLOTTEVILLE VA 22902

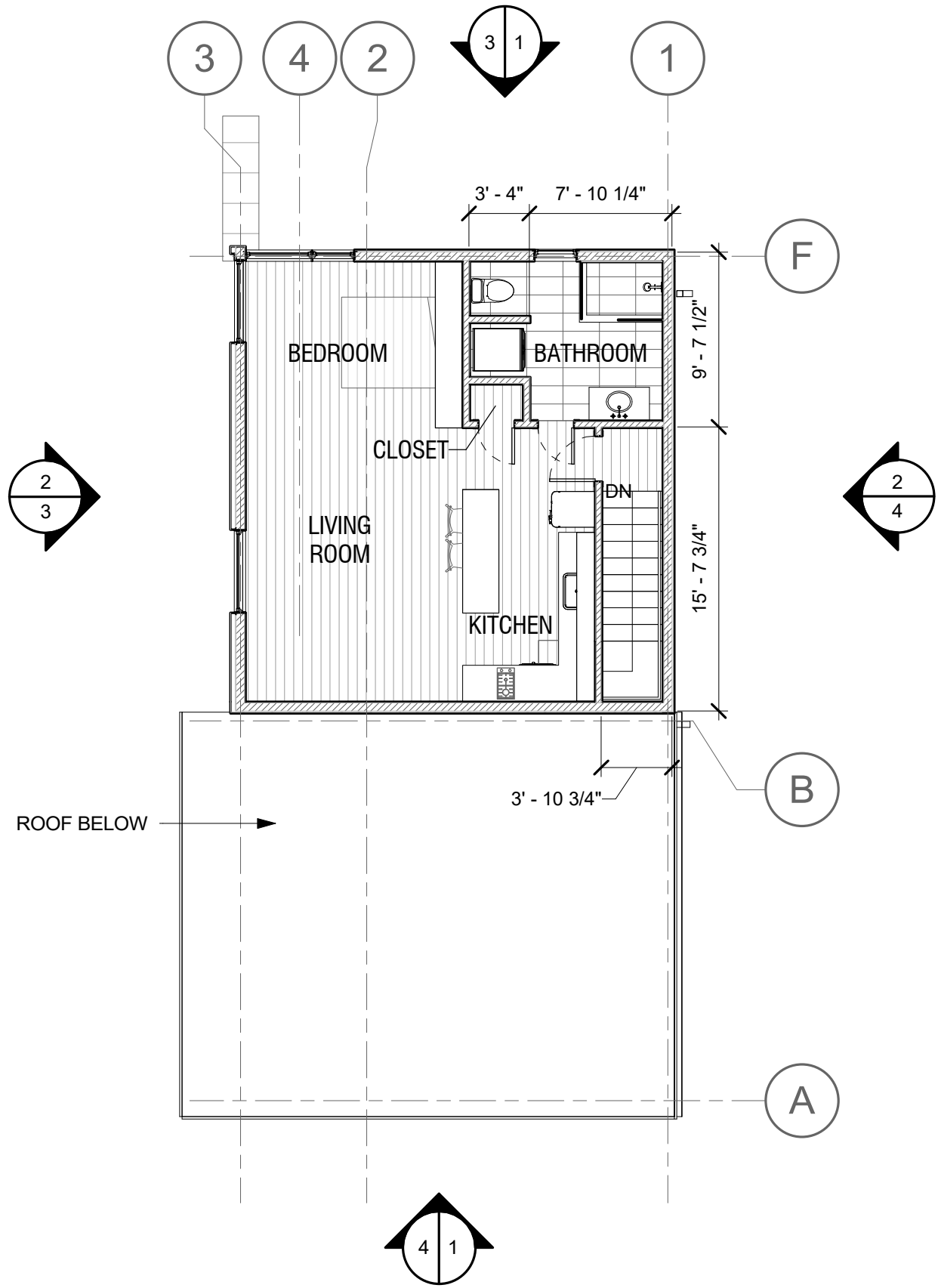
OFFICE: 404.500.9913
WWW.POINT-OFFICE.COM
900 DEKALB AVE, SUITE E
ATLANTA, GA 30307

POINT OFFICE
ARCHITECTURE & DESIGN





1 FLOOR PLAN - GROUND FLOOR
1/8" = 1'-0"



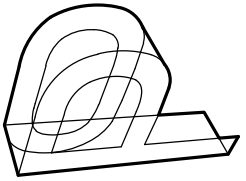
2 FLOOR PLAN - SECOND FLOOR
1/8" = 1'-0"

2

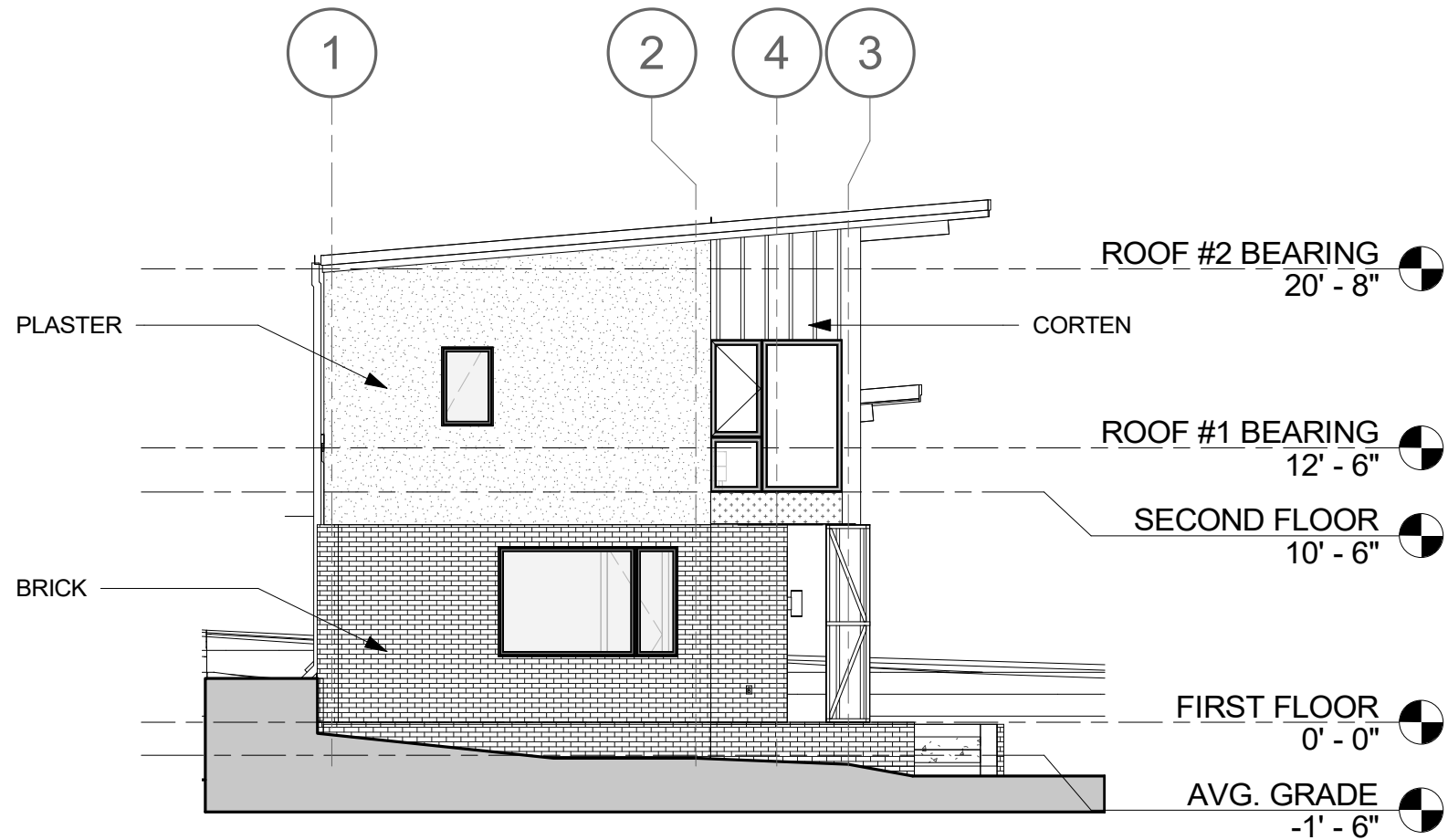
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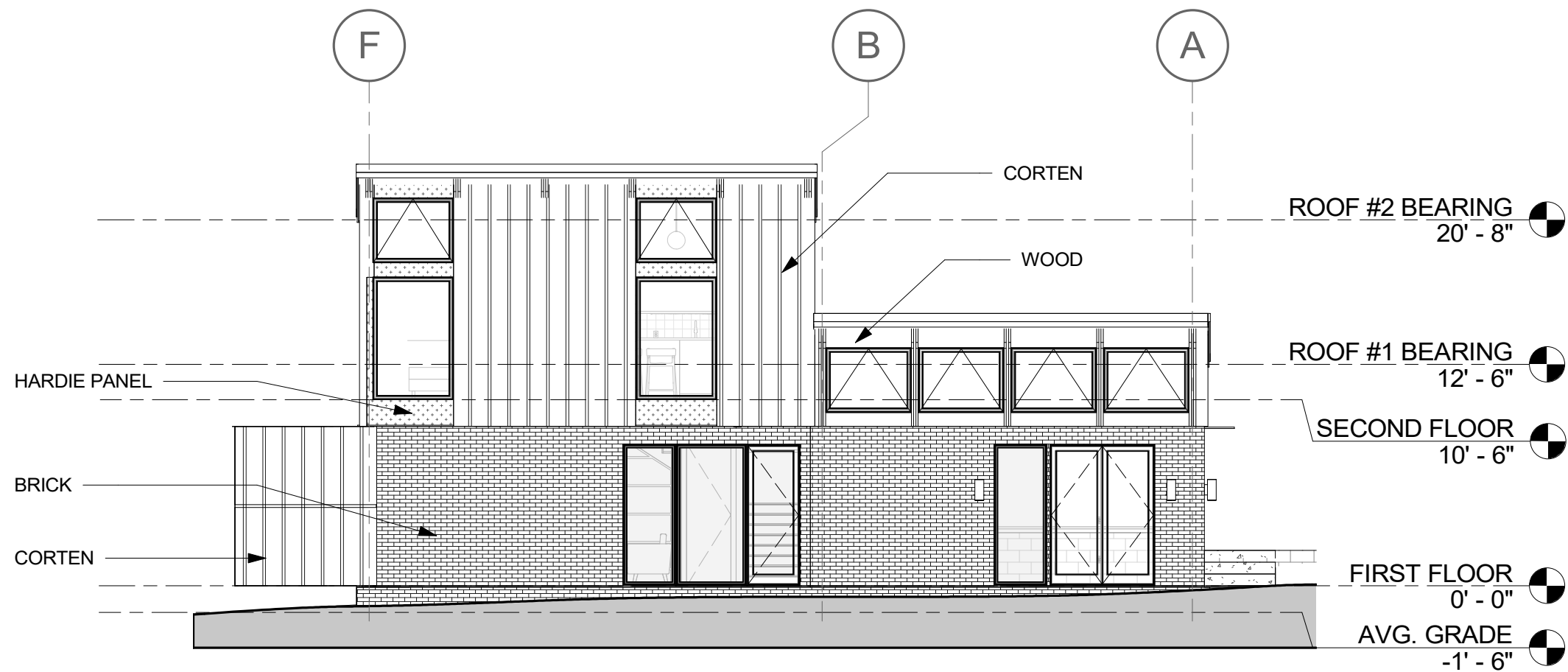
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ARCHITECTURE & DESIGN



1
3
ELEVATION - EAST
1/8" = 1'-0"



2
3
ELEVATION - NORTH
1/8" = 1'-0"

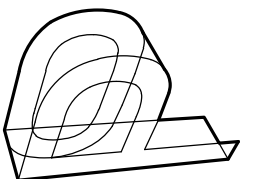


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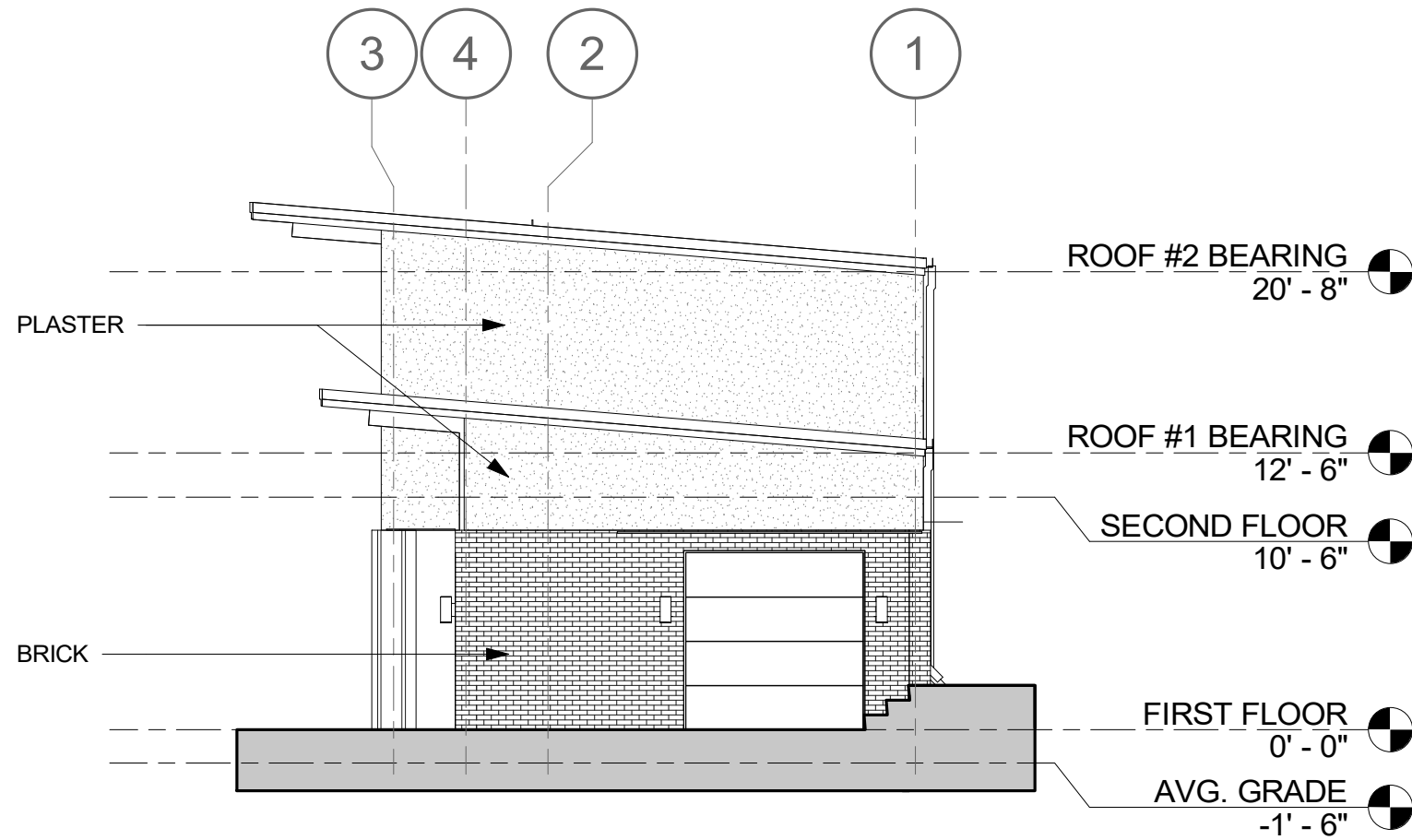
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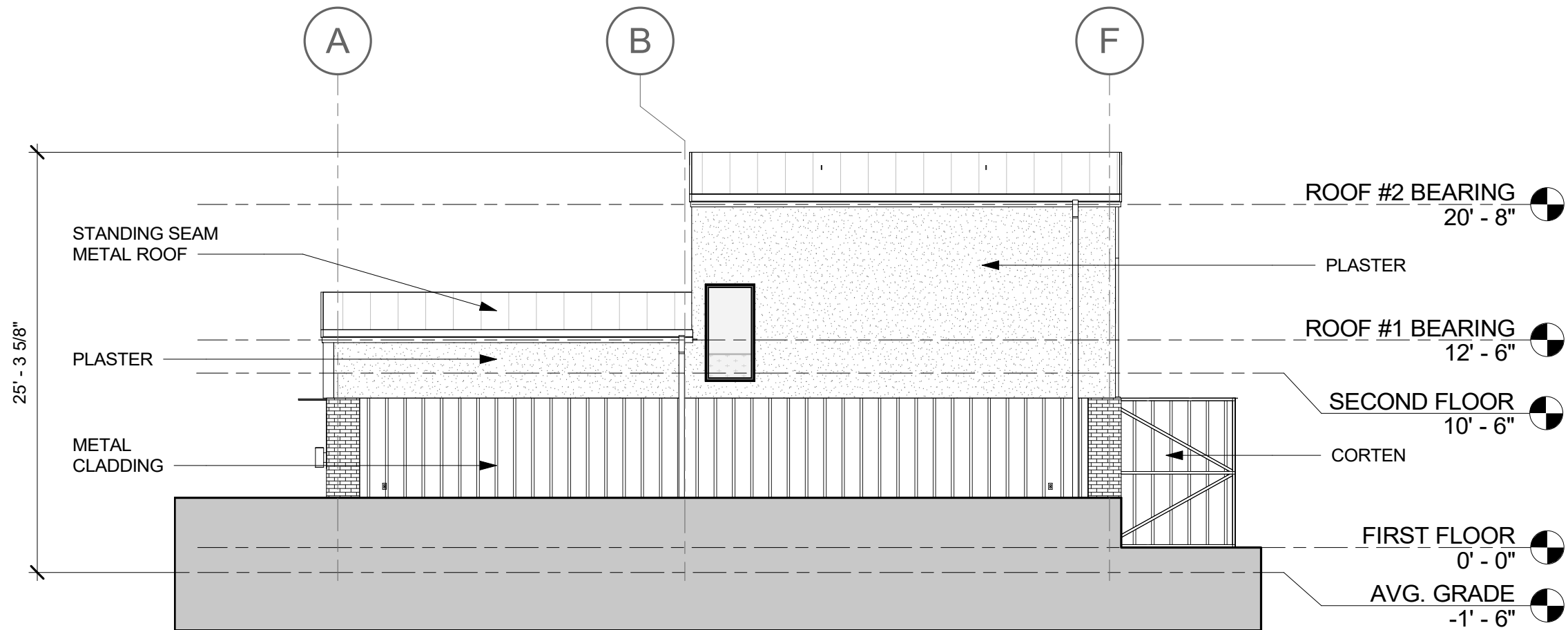
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1
4 ELEVATION - WEST
1/8" = 1'-0"



2
4 ELEVATION - SOUTH
1/8" = 1'-0"



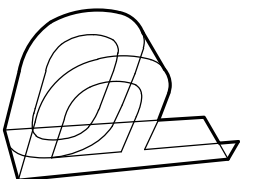
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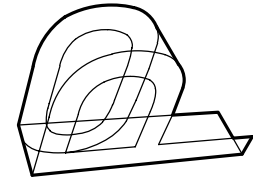
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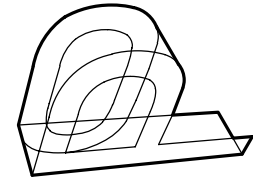
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5



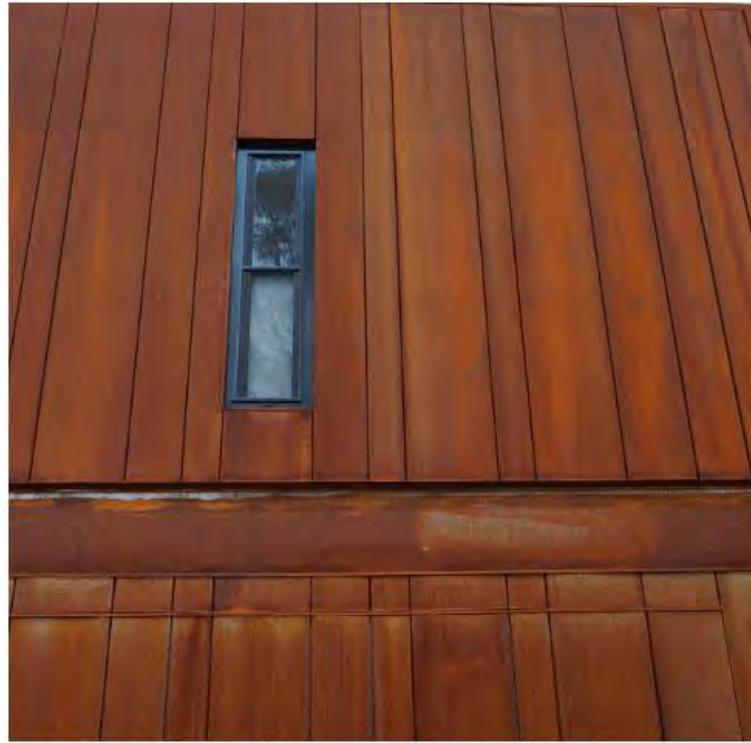
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6



CORTEN SIDING



STANDING SEAM ROOF



DARK GRAY BRICK



MARVIN ULTIMATE WINDOWS & DOORS



FULL VIEW GARAGE DOOR (ALUMINUM)



PLASTER

