

## Lasley, Timothy G

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**From:** Lasley, Timothy G  
**Sent:** Thursday, July 18, 2019 12:06 PM  
**To:** rzeller616@aol.com  
**Cc:** Werner, Jeffrey B  
**Subject:** BAR Actions - July 16, 2019 - 603 Lexington Avenue

July 18, 2019

### **Certificate of Appropriateness (Historic Conservation)**

BAR 19-07-01  
603 Lexington Avenue  
Tax Parcel 520167000  
Richard Zeller, Owner/Applicant  
Rear Shed Demolition and Replacement

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on July 16, 2019. The following action was taken:

**Approved on the consent agenda. Having considered the standards set forth within the City Code, including Historic Conservation District Guidelines, I move to find that the proposed shed demolition and replacement satisfy the BAR's criteria and are compatible with this property and other properties in the Martha Jefferson 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:

[http://charlottesville.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=1377](http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1377)

This certificate of appropriateness shall expire in 18 months (January 16, 2021), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. You may request an extension of the certificate of appropriateness before this approval expires for one additional year for reasonable cause.

If you have any questions, please contact either myself, or Jeff Werner at 434-970-3130 or [wernerjb@charlottesville.org](mailto:wernerjb@charlottesville.org).

Sincerely yours,  
Tim Lasley

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### **Tim Lasley**

Acting Assistant Historic Preservation and Design Planner  
City of Charlottesville | Neighborhood Development Services  
University of Virginia | Class of 2020  
School of Architecture

Phone: (434)-970-3398

Email: [lasleyt@charlottesville.org](mailto:lasleyt@charlottesville.org)



**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
July 16, 2019**



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

BAR 19-07-01

603 Lexington Avenue

Tax Parcel 520167000

Richard Zeller, Owner/Applicant

Rear Shed Demolition and Replacement



**Background**

The two-story house at 603 Lexington was constructed between 1893 and 1897, and is a contributing structure within the Martha Jefferson Historic Conservation District. The exterior is stucco and features a hipped roof and a surrounding porch. In the rear, fronting on Kelley Avenue, is a small, metal and wood outbuilding with a hipped metal roof. Listed as a contributing structure for the HC District, it is not shown on the 1920 Sanborn Maps and appears to not be an original component of the 1890s dwelling.

**Application**

Applicant Submitted:

- Richard Zeller submittal dated June 25, 2019: Drawing of structure's dimensional footprint, proposed replacement structure, parcel survey, plan, existing condition report, and context information of surrounding properties and their accessory buildings.

Demolish the existing outbuilding and install a pre-fabricated shed/accessory building of similar materials and form.

The building has a dimensional footprint of 16-ft x 16-ft and is a framed structure with corrugated-metal sheathing, wood plank doors, and a gabled, corrugated-metal roof. It is in a state of significant deterioration due to rot, water infiltration, and pest activity. The structural integrity is weakened to the point that rehabilitation is not feasible or practicable. (The applicant has provided documentation if the building for the BAR archives.)

The new structure will be located in the same location but with a slightly smaller footprint of 12-ft x 12-ft. It will be a framed structure with rough-sawn, board and batten, vertical siding and a gabled roof with corrugated-metal roofing. Doors will be wood plank; no windows. No exterior lighting is proposed.

**Discussion**

Following the demolition guidelines for Historic Conservation Districts, staff finds that the demolition of this accessory building is appropriate due to its deteriorated condition; it is not original to the house; it is

not unique; it is not associated with an historic person, architect or master craftsman, or with an historic event. Furthermore, the applicant is replacing the shed with a similarly styled and situated building such that the character of Kelley Avenue, and the HC District, is maintained.

### **Suggested Motions**

Approval: Having considered the standards set forth within the City Code, including Historic Conservation District Guidelines, I move to find that the proposed shed demolition and replacement satisfy the BAR's criteria and are compatible with this property and other properties in the Martha Jefferson Historic Conservation District, and that the BAR approves the application as submitted.

(or with the following modifications...)

Denial: Having considered the standards set forth within the City Code, including Historic Conservation District Guidelines, I move to find that the proposed shed demolition and replacement do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Martha Jefferson Historic Conservation District, and that 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 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.

#### **Factors for Considering Demolitions within Historic Conservation Districts**

The following factors shall be considered in determining whether or not to permit the demolition, partial demolition, encapsulation, or moving of a contributing structure:

1. The age of the structure or building;
  - Unknown, but post-1920. The shed is not shown on the 1920 Sanborn Maps.
2. Whether it has been listed on the National Register of Historic Places, or the Virginia Landmarks Register;

- For this address, the VLR/NRHP inventory lists a “garage” as a contributing structure—presumably this structure, however no physical description is provided.
3. Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;
    - N/A
  4. Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;
    - As presented in the applicant’s submittal, the existing building is not unique in design, nor is it rare within the district.
  5. The degree to which distinguishing characteristics, qualities, features or materials remain;
    - The wood doors and the metal sheathing are weathered and damaged, some sections of the metal are corroded. The wood framing and metal roofing are significantly deteriorated.
  6. Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within the conservation district; and whether the proposed demolition would affect adversely or positively the character and continuity of the district;
    - Rear outbuildings fronting on alleys or, in this case, the road behind the property are common within the MJ HCD. While not linked to the original house, the shed was identified as a contributing structure.
  7. The overall condition and structural integrity of the building or structure, as indicated by a study prepared by a qualified professional engineer and provided by the applicant (may be waived if primary residence of applicant); or other information provided to the board;
    - The applicant has provided information that staff believes demonstrates the deteriorated condition of the existing shed, including photos and an architect’s evaluation.
  8. Whether, and to what extent, the applicant proposes to preserve portions, features or materials that are significant to the property’s historic, architectural or cultural value;
    - The new shed is generally similar to the existing in design, scale, and location.
  9. The public necessity of the proposed demolition and the public purpose or interest in buildings to be protected.
    - N/A

**Pertinent Guidelines on New Construction and Additions (Historic Conservation)**

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.
3. Building Scale – height and massing
4. Keep the footprint, and massing of new buildings consistent with the neighborhood characteristics and compatible with the character of buildings on the same street.
5. 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.
6. An addition needs to be perceived as an addition and therefore should not visually overpower the existing building in scale and design.
7. **An accessory building should appear secondary to the main building in scale and design.**
8. 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.

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.

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

1. A single entrance door (or main entrance of a multifamily dwelling) facing the street 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.

#### 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.**

#### Building Paint

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

### **Pertinent Guidelines for the 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: maintain neighborhood massing and form; encourage the use of sustainable materials; and 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: 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); and to expect the High Street area to develop as a sensitively designed, high-quality, mixed use development;
9. Encourage good stewardship of Maplewood Cemetery.



# 12x12 Gable

Call Toll-FREE: 1.866.297.3760

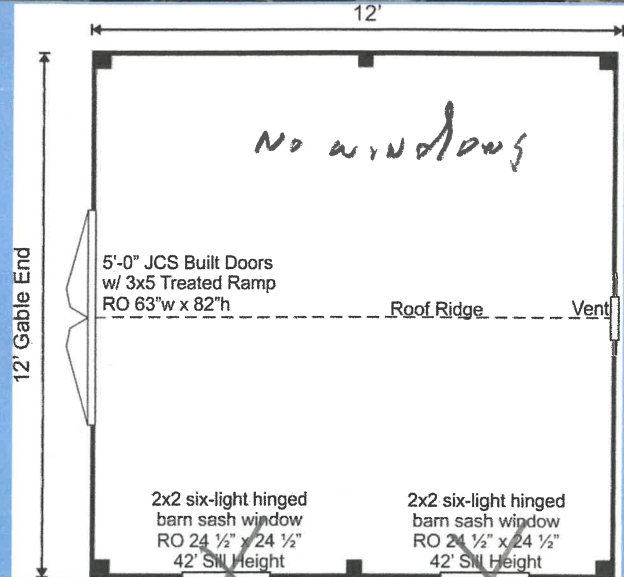
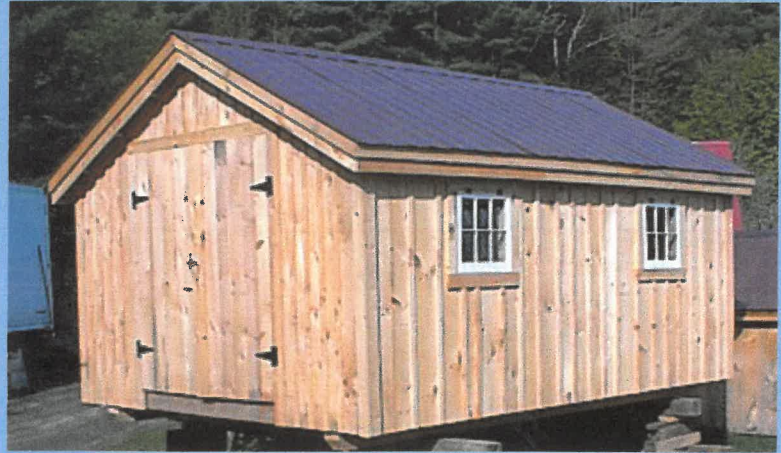
The 12x12 Gable is a no frills storage building, strong enough to handle harsh New England weather and every day use. A beefy heavy duty shed with hefty 2x6 full-dimensioned hemlock floor and roof framing, this building features attractive trim details and a generous roof overhang that offers better protection from the elements. Standard with two hinged 2x2 barn sash windows, a pressure treated ramp and a wooden louvered vent, this structure is aesthetically pleasing as well as utilitarian.

With 144 sq./ft. of usable space, the cottage has plenty of room for your horse and her needs. When sheltering a heavy tractor come into consideration the floor system, and the door height clearance. It sometimes works best to eliminate the floor or beef up the floor framing by requesting 16" on center joists and 3/4" plywood flooring. The door clearance should allow the height of the roll bar to clear.

- Included in the kit:
- \*All Fastening Hardware
  - \*Step-by-Step Plans

## Specifications:

- Square Footage:** 144 sq/ft
  - Overall Dimensions:** 10'6" H x 13'2" W x 13'2" L
  - Recommended Foundation:** 6"-8" of Crushed Gravel
  - Floor:** Two 4x6x12' Hemlock Skids  
2x6 Floor Joists 24" on center  
3/4" CDX Plywood Flooring
  - Walls:** 4x4 Post and Beam Wall Framing  
82" Wall Height
  - Doors:** 5' Double JCS-built 2" Thick Pine Doors  
3x5 Pressure Treated Ramp
  - Windows:** Two 2x2 Hinged Barn Sash Windows
  - Roof:** 2x6 Rough Sawn Hemlock Rafters  
24" on Center  
4/12 Gable Roof Pitch  
1x4 Strapping 20" on Center  
Evergreen Corrugated Metal Roofing
  - Siding:** 1" Rough Sawn Pine Board & Batten
  - Trim:** 2" Rough Sawn Pine Fascia & Shadow Trim  
1" Rough Sawn Pine Corner, Door & Window Trim
  - Wood Louvered Vent**
- Overall Weight:** 4800 lbs  
**Cube Size:** 42"x60"x144"  
**Estimated Assembly Time:** 32 hours



| Plans   | \$50.00 |
|---|---------|
| <p>Jamaica Cottage Shop, Inc. engineered the plans for our designs to do-it-yourself homeowners. The detailed plans include foundation options, a shopping list, and a color coded cut list. The trigonometry of the roof triangles has all been simplified with tracing the cut out roof templates. The plans are set for full dimensional lumber and provide a clear step-by-step path.</p> |         |

| Complete Kit  | \$5,531 |
|---|---------|
| <p>The rough sawn native Vermont lumber package has all the pieces cut and ready for assembly. It includes a cut and notched hemlock post and beam frame and pre cut pine siding. The fasteners, hardware, windows, and doors are included as well as the step by step plans. The kit is geared to a do-it-yourself homeowner with beginner knowledge of carpentry.</p> |         |

603 Lexington Avenue



**TM/P: 52/167**

**DHR: 104-5144-0045**

**Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, 1892-1897.**

August 2007: The Locust Grove Investment Company built this 2-story, 2-bay, stucco-finished, hipped-roof dwelling on speculation between 1893 and 1897 and sold it to widowed Sarah E. Eastham in 1897. The house features a hipped-roof porch that encircles the east-facing façade and most of the southern elevation before it terminates against a portion of the rear of the house that projects beyond the main mass. The porch is approached via only a single low step and is supported by symmetrically distributed slender turned posts with knobs and fan-like brackets, with a simplified spindle balustrade. The double, stained-glass doors are located in the north bay of the 1<sup>st</sup> floor and are topped by a transom. A 2/2-sash window occupies the other 1<sup>st</sup> floor bay, while each of the 2<sup>nd</sup> story bays also have single 2/2-sash windows. The building's cornice features exposed brackets below the projecting tin roof. A small sunroom currently under renovation abuts the western corner of the north elevation. Because of a grade change, the porch is supported on brick piers on the south elevation.

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

**Contributing: 1**



To: Jeff Werner

06/26/2019

Hello Jeff,

Enclosed with this letter is The Existing Conditions Report supporting demolition. I wanted you to have a copy so that you wouldn't get blindsided at the BAR meeting if the report is requested. If you want I can bring the other copies to you now.

I believe the report strongly supports my request. The Conclusion section, last page last paragraph is very strong

Please note that elevation pictures are on the front and last pages.

Thanks again

A handwritten signature in black ink, appearing to read "Rick Zeller", with a stylized flourish at the end.

Rick Zeller

# Existing Conditions Report

Garden Shed at 603 Lexington Ave.

Report performed by Kevin Schafer, RA and neighbor at adjacent 607 Kelly Ave.



*Western Facade*



*South Facade*

## Introduction

The existing shed is found on the northwest corner of Tax Map Parcel 52/167 at 603 Lexington Ave. The parcel is located in the Martha Jefferson Conservation District. The 2-story main house was built between 1893-1897. Built sometime after the construction of the main house, the shed that is the subject of this report faces Kelly Ave. to the west at the rear of the parcel.

## Existing Structure

The existing shed sits on a concrete slab. Drainage issues along the north facade of the existing shed has done structural damage to the existing wood framing. The bottom plate along this facade faced significant rot and is no longer present. Many original studs on all facades have rotted through completely and are held in place only by the attachment to the existing metal siding.



*Rotting/water infiltration along north facade*



*Rotting in original stud wall framing*

Significant reinforcement with new wood framing has been added throughout the structure's lifespan. Shoring via a new middle post and beam support the roof framing and ridge. Many of the original roof rafters have significant rot damage and are no longer serving a structural purpose.

On the western facade, new wood framing required to support the wall has rendered three of the four existing doors non-functional. It appears the doors had originally been painted red, before being painted green to match the corrugated metal siding.



*New shoring at existing ridge / roof structure*



*New reinforcement framing at exterior doors*

### Existing Siding

The existing corrugated metal siding has significant damage from both drainage issues and previous owners. Along the north facade, the siding along the ground has rusted away where grade has accumulated on the facade and has been subject to water infiltration. On the east facade, the siding is rife with what appear to be bullet holes from previous owners.



*Numerous bullet holes and various penetrations*



*Substantial rot in existing wood framing*

### Existing Roofing

The existing metal sheet roofing is past its lifespan and has rusted through in several locations. Attached to original 1 x 6 sleepers spanning the original roof rafters, holes in the existing metal roofing have accelerated the rot in the existing structure by allowing consistent water infiltration. The metal roof appears to have been installed over thin strips of wood blocking to create the illusion of standing seam. The sheet metal has curled up off the wood structure in several locations, allowing for water, insect, and rodent infiltration.



*Holes visible through roofing*



*Damaged sheet metal roofing*

### Previous Interior Finishing

At some point after original construction, the interior was insulated with batt insulation and particle-board wood paneling was installed as an interior finish veneer. Significant water

infiltration rotted the paneling and promoted mold growth in the batt insulation. These items were removed in 2015.

### **Conclusion**

Repairing the shed would be intense, from labor, material, and financial perspectives. All exterior siding and roofing is in need of replacement. All existing original wood framing is in need of replacement. New doors would be required if they are desired to be functional. The slab appears to be in sufficient condition to remain for a shed use. As both a neighbor and someone familiar with the intent of the City of Charlottesville Conservation District, I would support demolition and replacement of this existing structure.



*Eastern Facade*



*Rotted Roof Rafters*



*New supporting framing at existing doors.*



## 12x12 Gable

Call Toll-FREE: 1.866.297.3760

The 12x12 Gable is a no frills storage building, strong enough to handle harsh New England weather and every day use. A beefy heavy duty shed with hefty 2x6 full-dimensioned hemlock floor and roof framing, this building features attractive trim details and a generous roof overhang that offers better protection from the elements. Standard with two hinged 2x2 barn sash windows, a pressure treated ramp and a wooden louvered vent, this structure is aesthetically pleasing as well as utilitarian.

With 144 sq./ft. of usable space, the cottage has plenty of room for your horse and her needs. When sheltering a heavy tractor come into consideration the floor system, and the door height clearance. It sometimes works best to eliminate the floor or beef up the floor framing by requesting 16" on center joists and 3/4" plywood flooring. The door clearance should allow the height of the roll bar to clear.

Included in the kit: \*All Fastening Hardware  
\*Step-by-Step Plans

### Specifications:

**Square Footage:** 144 sq/ft

**Overall Dimensions:** 10'6" H x 13'2" W x 13'2" L

**Recommended Foundation:** 6"-8" of Crushed Gravel

**Floor:** Two 4x6x12' Hemlock Skids  
2x6 Floor Joists 24" on center  
3/4" CDX Plywood Flooring

**Walls:** 4x4 Post and Beam Wall Framing  
82" Wall Height

**Doors:** 5' Double JCS-built 2" Thick Pine Doors  
3x5 Pressure Treated Ramp

**Windows:** Two 2x2 Hinged Barn Sash Windows

**Roof:** 2x6 Rough Sawn Hemlock Rafters  
24" on Center

4/12 Gable Roof Pitch

1x4 Strapping 20" on Center

Evergreen Corrugated Metal Roofing

**Siding:** 1" Rough Sawn Pine Board & Batten

**Trim:** 2" Rough Sawn Pine Fascia & Shadow Trim

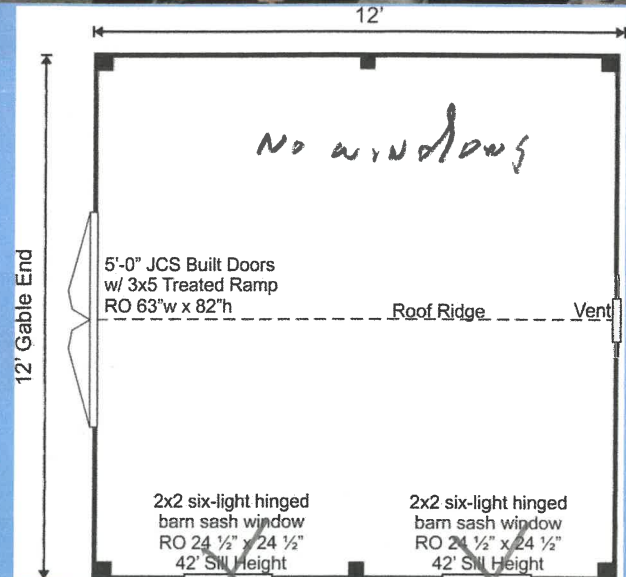
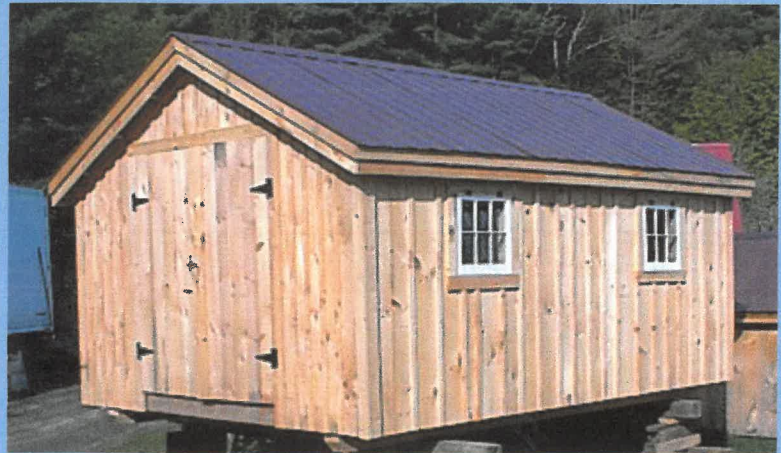
1" Rough Sawn Pine Corner, Door & Window Trim

**Wood Louvered Vent**

**Overall Weight:** 4800 lbs

**Cube Size:** 42"x60"x144"

**Estimated Assembly Time:** 32 hours



**Plans \$50.00**

Jamaica Cottage Shop, Inc. engineered the plans for our designs to do-it-yourself homeowners. The detailed plans include foundation options, a shopping list, and a color coded cut list. The trigonometry of the roof triangles has all been simplified with tracing the cut out roof templates. The plans are set for full dimensional lumber and provide a clear step-by-step path.

**Complete Kit \$5,531**

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To: Jeff Werner

06/ 25/2019

Hello Jeff,

Enclosed with this letter are the pictures of my neighbors' homes and pictures of similar sheds to the one I propose to build. These pictures are in black and white but I can supply you with colored pictures if you so desire.

I have all the other materials listed on the back of the Board of Architectural Review (BAR) Conservation District Certificate of Appropriateness sheet. This includes a letter from an architect, with pictures, supporting demolition of the existing shed. If you need any of this documentation before the BAR meeting please let me know.

I'll bring all documentation to the meeting on July 16.

Thanks,



Rick Zeller

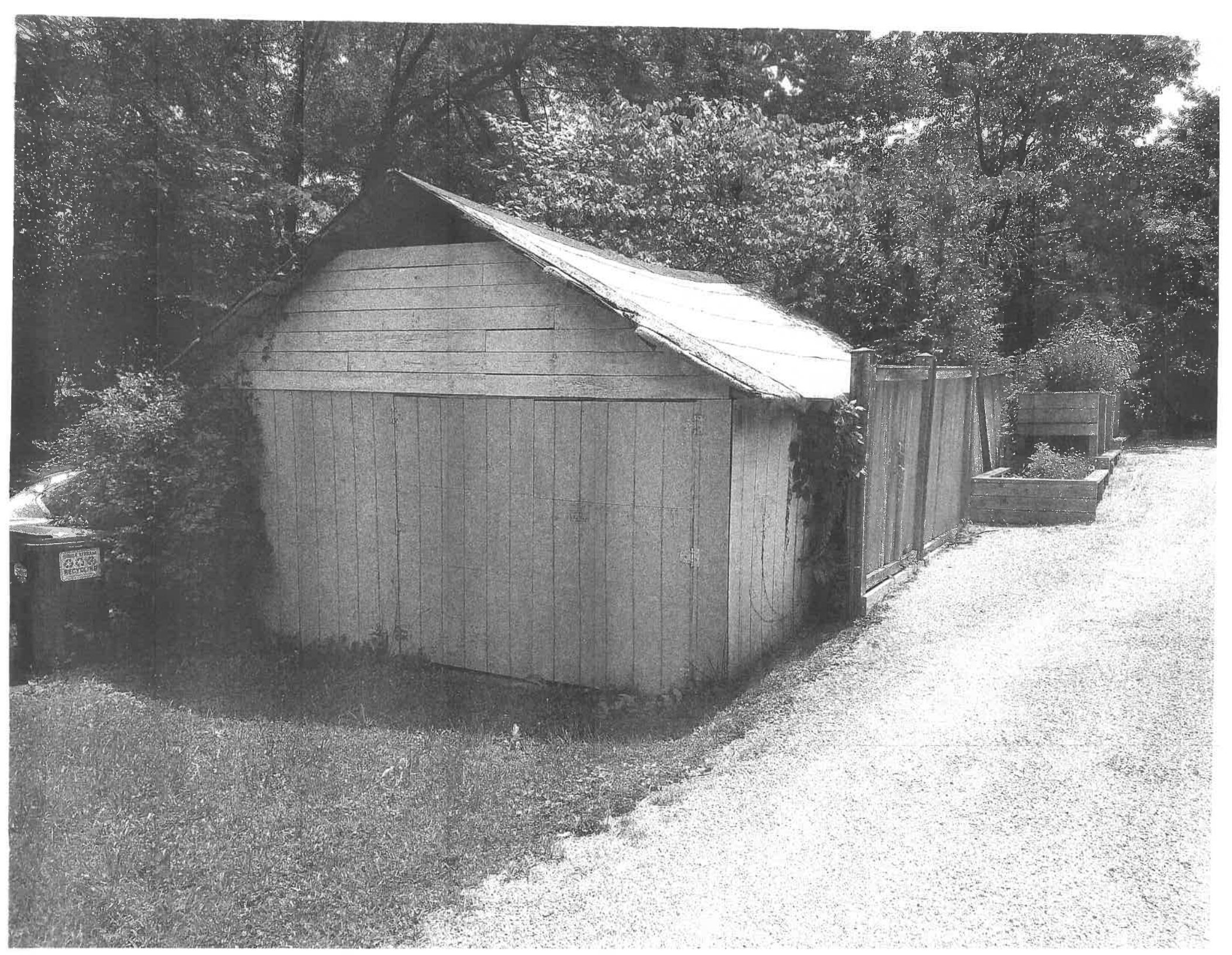
[rzeller616@aol.com](mailto:rzeller616@aol.com)

434-806-7924

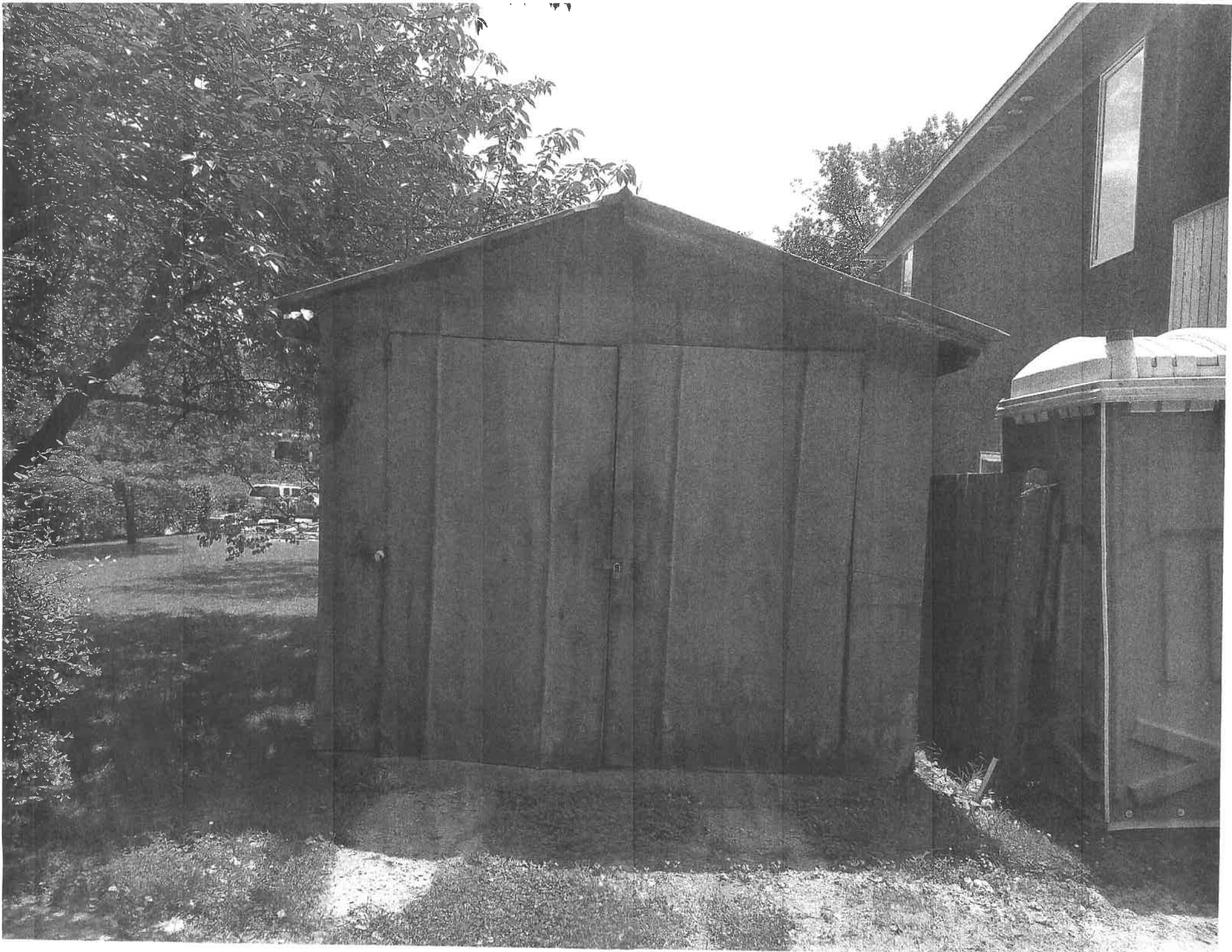
Similar Sheds  
In Close Proximity  
To 603 Lexington Ave

Street addresses are on the back of each picture





513 Lexington<sup>2</sup>  
Shed on Kelly St.

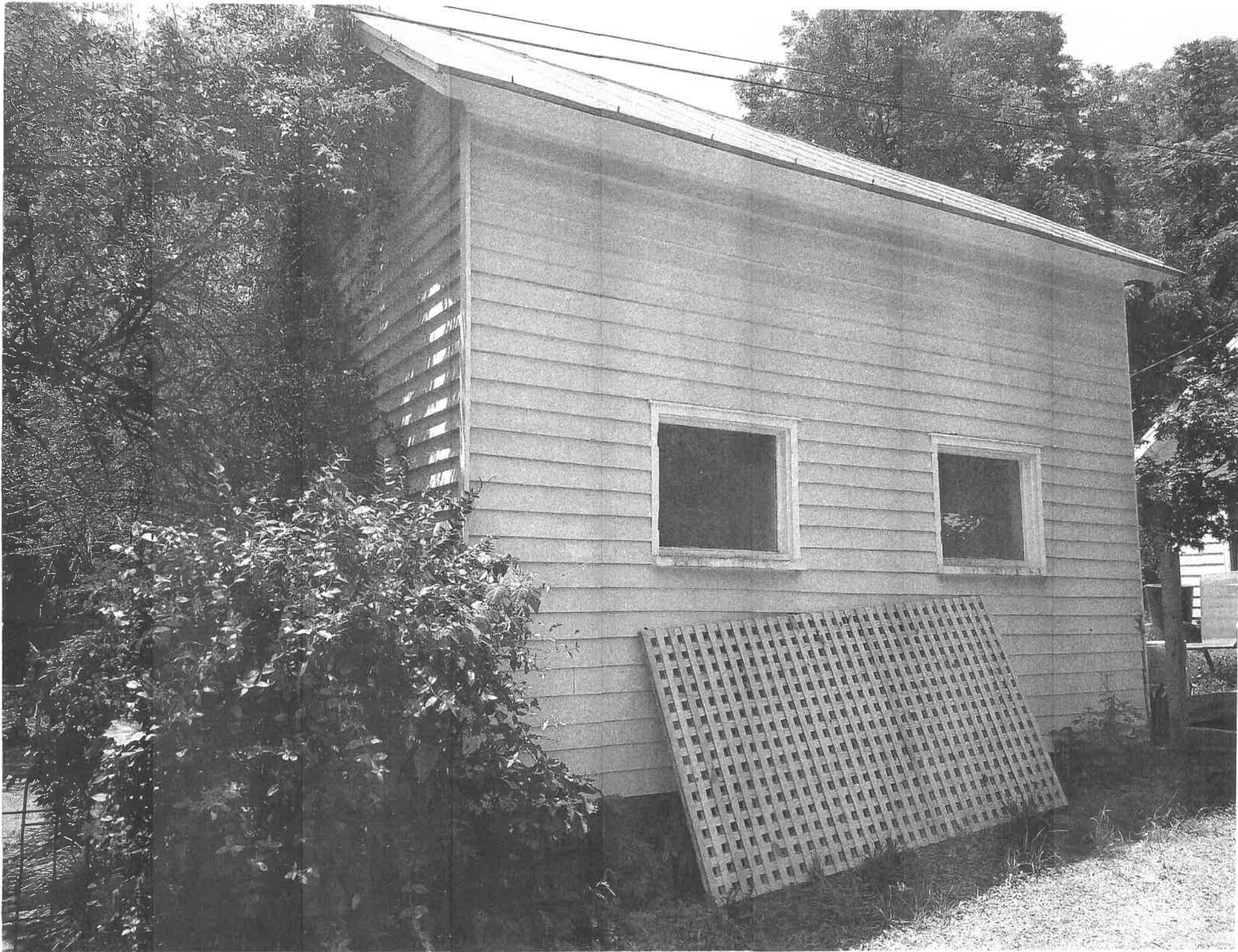


621 Lexington

Shel or Kelly St.



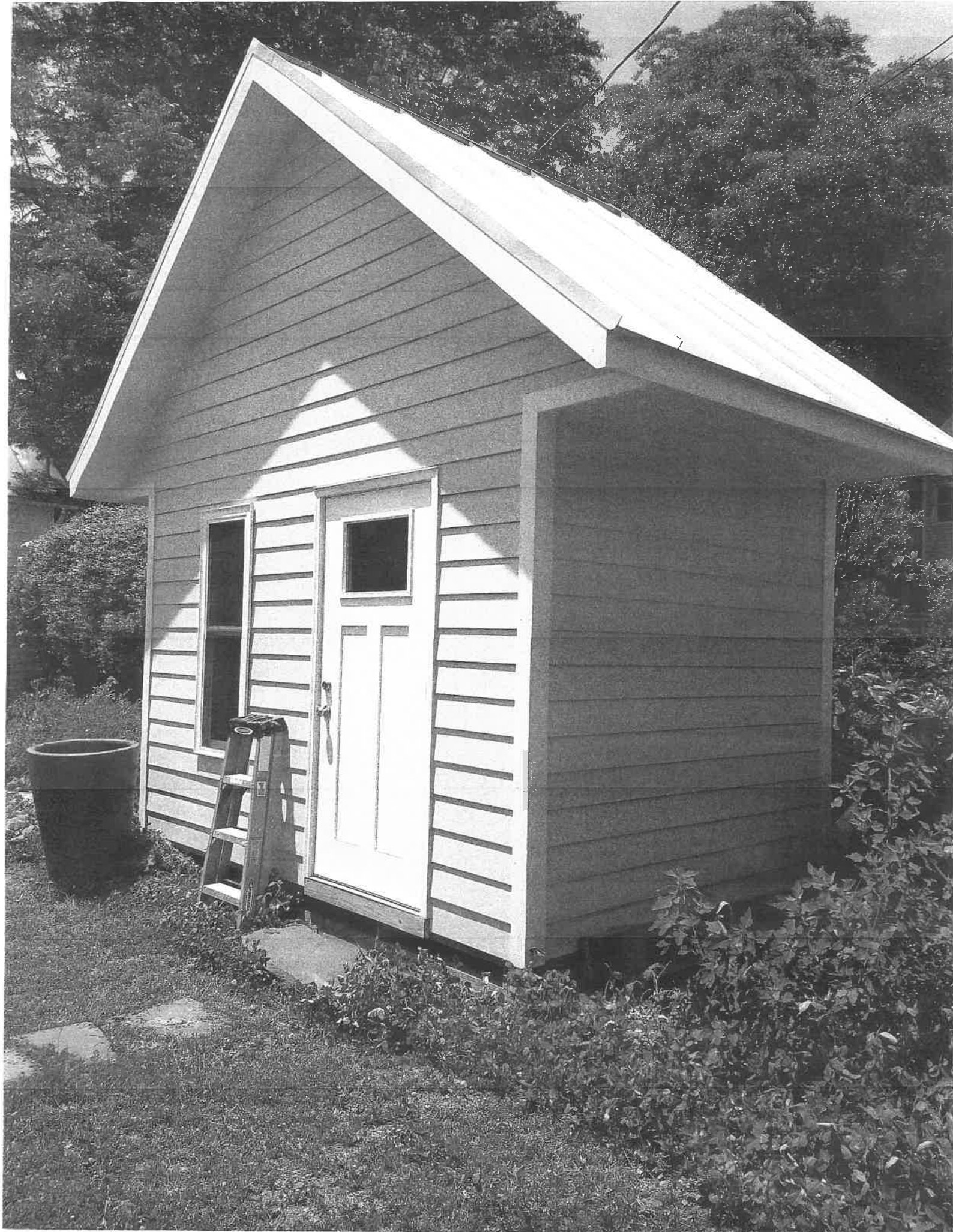
909 Syllamose



525 Grove St.

From Sycamore



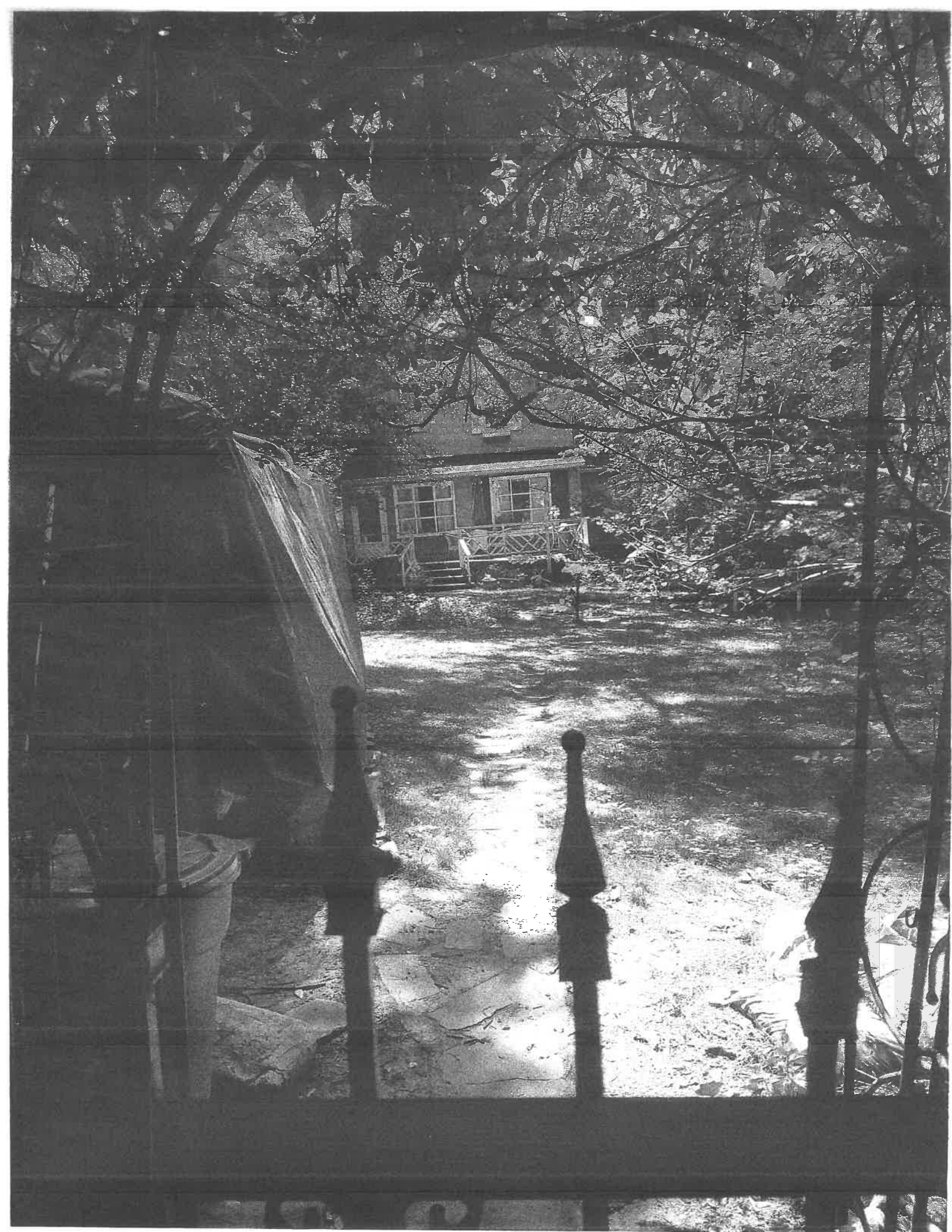


525 Grove St.

From Steamrise

Pictures of Homes Abutting  
603 Lexington Taken from Kelly Street  
and Backyard of 603 Lexington Ave

Home addresses are on the back of each picture



605 Lexington  
Pam Kelly St.



605 Lexington  
view from 603 Lexington  
backyard.





601 Lexington  
view from Kelly St.



601 Lexington  
revised of  
backyard from  
603 Lexington