

March 2021 BAR Decision

Watkins, Robert <watkinsro@charlottesville.gov>

Thu 3/18/2021 4:38 PM

To: David Mullen <dmullen@halcyon-contracting.com>

Certificate of Appropriateness Application

BAR 21-03-09

735 Northwood Avenue, TMP 340078000

North Downtown ADC District

Owner: Laura and Phillip Smith

Applicant: David Mullen, Halcyon

Project: Rear dormer, roof shingle replacement

Dear David,

On Tuesday, March 16, the Charlottesville Board of Architectural Review reviewed the above-referenced project. Please find the BAR's motion below:

Carl Schwarz moves: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed dormer and gutter and downspouts at 735 Northwood Avenue satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted with the recommendation that the two flanking windows on the rear elevation of the dormer have equidistant spacing between the center windows and the edges of the dormer.

James Zehmer seconds motion.

Motion passes (9-0).

Please let me know if you have any further questions!

All the best,

Robert

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

**City of Charlottesville
Board of Architectural Review
Staff Report
March 16, 2021**



Certificate of Appropriateness Application

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Background

Year Built: 1931

District: North Downtown ADC District

Status: Contributing

Staff was unable to locate a historic survey for this property.

Prior BAR Reviews

n/a

Application

- Applicant Submittal: Halcyon Contracting drawings *735 Northwood Dormer Addition + Tesla Roof + Copper Gutters*, dated March 2, 2021: Sheet 1, perspectives; Sheet 2, dormer addition drawings; Sheet 3-4, elevations (existing and proposed); Sheet 5, trim detail perspectives; Sheet 6-7, context and photos

CoA for the construction of a rear dormer, replacement of the existing asphalt shingles with photovoltaic shingles, and replacement of the gutters and downspouts with copper gutters and downspouts.

Discussion

Staff finds the massing and detailing of the proposed dormer appropriate, as well as the proposed copper gutters and downspouts. The BAR should discuss the appropriateness of photovoltaic shingles on the entire roof.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed dormer and new roofing at 735 Northwood Avenue satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC 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 the ADC District Design Guidelines, I move to find that the proposed dormer and new roofing at 735 Northwood Avenue does not satisfy the BAR's criteria and is not compatible with this property and other properties in the North Downtown ADC District, and that for the following reasons the BAR denies the application as submitted.

Criteria, Standards and Guidelines

Review Criteria Generally

Sec. 34-284(b) of the City Code states that, In considering a particular application the BAR shall approve the application unless it finds:

- (1) That the proposal does not meet specific standards set forth within this division or applicable provisions of the Design Guidelines established by the board pursuant to Sec.34-288(6); and
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of 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.

Pertinent Guidelines for New Construction:

P. Additions

1) Function and Size

- a. Attempt to accommodate needed functions within the existing structure without building an addition.
- b. Limit the size of the addition so that it does not visually overpower the existing building.

2) Location

- a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
- b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
- c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.

3) Design

- a. New additions should not destroy historic materials that characterize the property.
- b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.

4) Replication of Style

- a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
- b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.

5) Materials and Features

- a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.

6) Attachment to Existing Building

- a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
- b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Pertinent Guidelines for Rehabilitation:

G. Roof

- 1) When replacing a standing seam metal roof, the width of the pan and the seam height should be consistent with the original. Ideally, the seams would be hand crimped.
- 2) If pre-painted standing seam metal roof material is permitted, commercial-looking ridge caps or ridge vents are not appropriate on residential structures.
- 3) Original roof pitch and configuration should be maintained.
- 4) The original size and shape of dormers should be maintained.
- 5) Dormers should not be introduced on visible elevations where none existed originally.

- 6) Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.
- 7) When replacing a roof, match original materials as closely as possible.
 - a. Avoid, for example, replacing a standing-seam metal roof with asphalt shingles, as this would dramatically alter the building's appearance.
 - b. Artificial slate is an acceptable substitute when replacement is needed.
 - c. Do not change the appearance or material of parapet coping.
- 8) Place solar collectors and antennae on non-character defining roofs or roofs of non-historic adjacent buildings.
- 9) Do not add new elements, such as vents, skylights, or additional stories that would be visible on the primary elevations of the building.



Board of Architectural Review (BAR) 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

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 \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
Make checks payable to the City of Charlottesville.
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.

Owner Name Laura Proud Smith & Philip William Smith Applicant Name David Mullen
Project Name/Description 735 Northwood Avenue Rear Roof Dormer Addition Parcel Number 340078000
Project Property Address 735 Northwood Avenue, Charlottesville, VA 22902

Applicant Information

Address: 272 Lakeview Drive, Charlottesville VA, 22901
Email: dmullen@halcyon-contracting.com
Phone: (W) (434)218-9694 (C) (434)218-9694

Property Owner Information (if not applicant)

Address: 735 Northwood Avenue, Charlottesville, VA 22902
Email: philipwilliamsmith@gmail.com; lauraproudsmith@gmail.com
Phone: (W) _____ (C) (434)825-5563

Do you intend to apply for Federal or State Tax Credits
for this project? _____

Signature of Applicant

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

David Mullen 2/20/2021
Signature Date

David Mullen 2/20/2021
Print Name Date

Property Owner Permission (if not applicant)

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

Laura Smith / Philip Smith 2/20/2021
Signature Date

Laura Smith / Philip Smith 2/20/2021
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Addition of dormer on rear-yard facing face of existing roof adding bathroom and storage space to 3rd level of existing house. Existing house is clad in brick veneer with white painted trim, roofed with arch. asphalt shingles. Roofing on new dormer and replacement of existing shingles with Tesla Solar Roof tile system. Replacement of existing k-style gutters with half-round copper gutters and downspouts.

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

To be submitted electronically; Submittal requirements (1) drawing set for proposed addition, (2) photographs of property, (3) digital photographs/ descriptions of material only, (5) perspectives of digital 3d model of proposed extension which does not change existing building footprint.

For Office Use Only

Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____

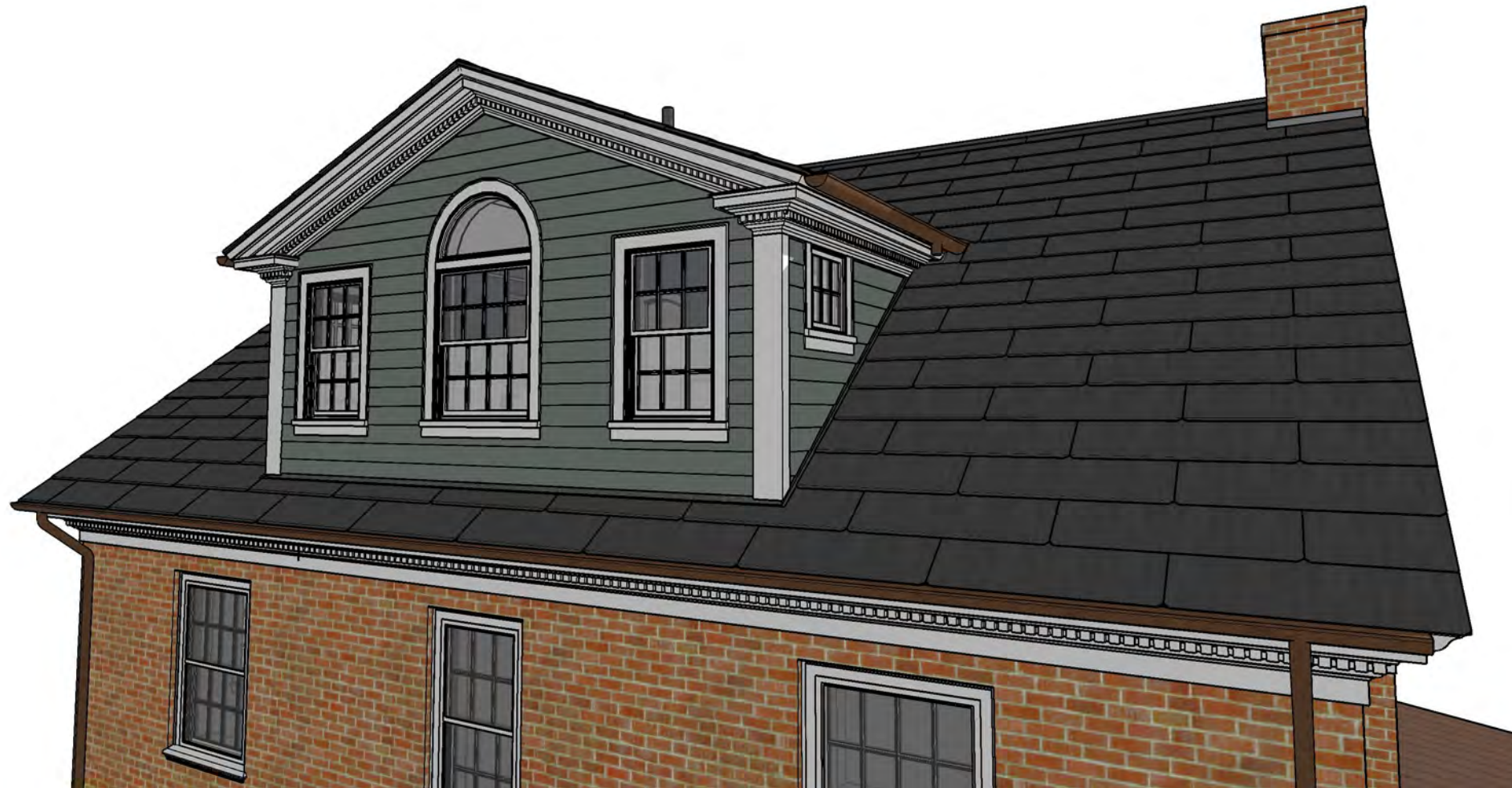
Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____





SCALE: 1/4" = 1'-0"



WEST ELEVATION - October 21 3:00 PM



NORTH ELEVATION - June 21 6:00 PM



EAST ELEVATION - October 21 10:00 AM



SOUTH ELEVATION - October 21 10:00 AM



WEST ELEVATION - October 21 3:00 PM



NORTH ELEVATION - June 21 6:00 PM



EAST ELEVATION - October 21 10:00 AM



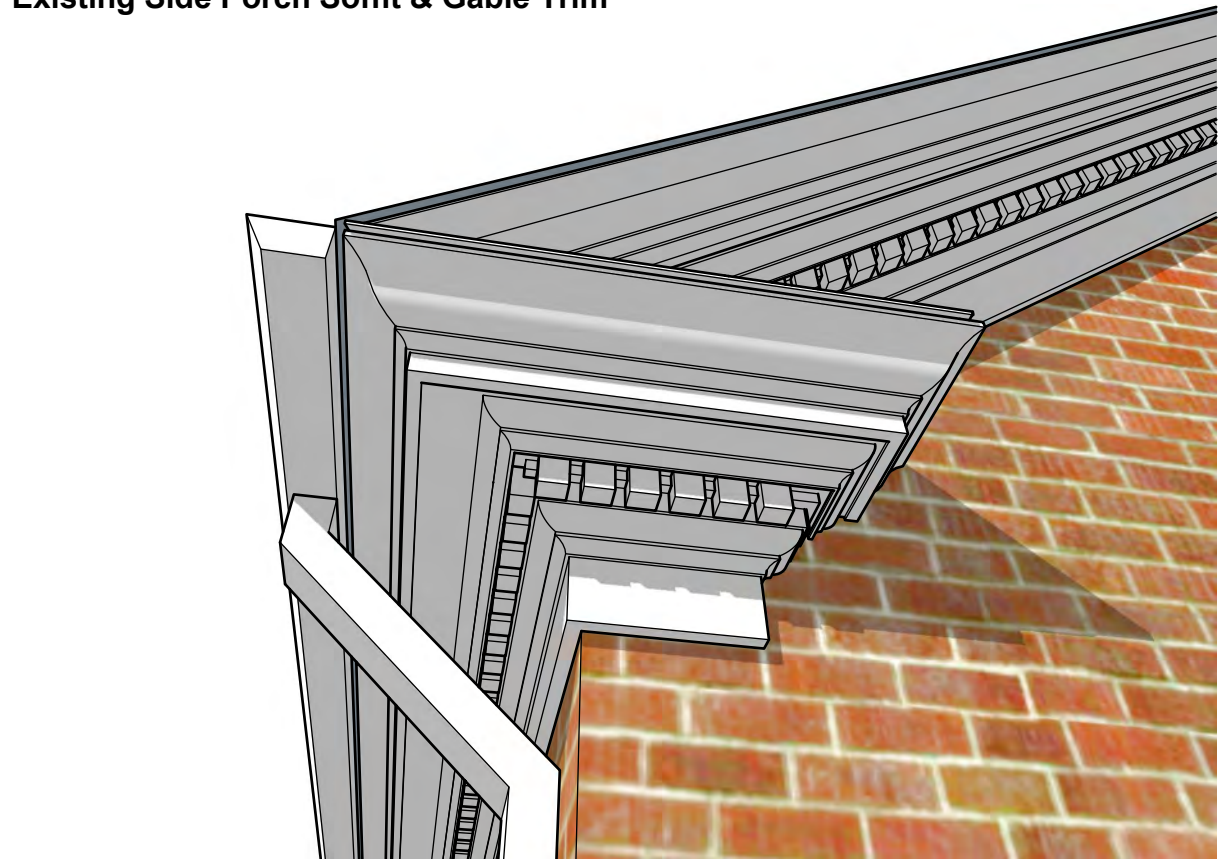
SOUTH ELEVATION - October 21 10:00 AM



Existing Side Porch Soffit & Gable Trim



Proposed Dormer Trim



Existing Main Roof Porch Soffit & Gable Trim



Existing Front Porch



735 Northwood Avenue - Contiguous Neighboring Properties and Districts



Charlottesville Sanborn Map 21 - 1920



735 Northwood Dormer Addition + Tesla Roof + Copper Gutters

Photos