

From: Richardson, Kate
To: Solenne Tourret; juliekdixon@hotmail.com
Subject: CoA 809 Locust Avenue
Date: Wednesday, August 21, 2024 1:12:00 PM

Certificate of Appropriateness
BAR # 24-08-04
809 Locust Avenue, Tax Map Parcel 510019000
Martha Jefferson HC District
Owner: Sarah and Thomas Shafran
Applicant: Julie Dixon / Rosney Architects
Project: Addition and alterations to the primary elevation

Ms. Dixon:

The CoA for the above referenced project was approved by the City of Charlottesville Board of Architectural Review on August 20, 2024. The following action was taken:

Mr. Gastinger moved: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the alterations to 809 Locust Avenue satisfy the BAR's criteria and is compatible with this property and other properties in the Martha Jefferson HC District, and that the BAR approves the request.

Mr. Bailey, second. Motion passed 7-0.

For specifics of the discussion, the meeting video is on-line at:

<https://boxcast.tv/channel/vabajtzezuuyv3iclkx1a?b=qukfq4jhi5qayt87q49m>

Per the provisions of City Code, 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 building permit or compliance with other provisions of the City Code.

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

Sincerely,
Jeff

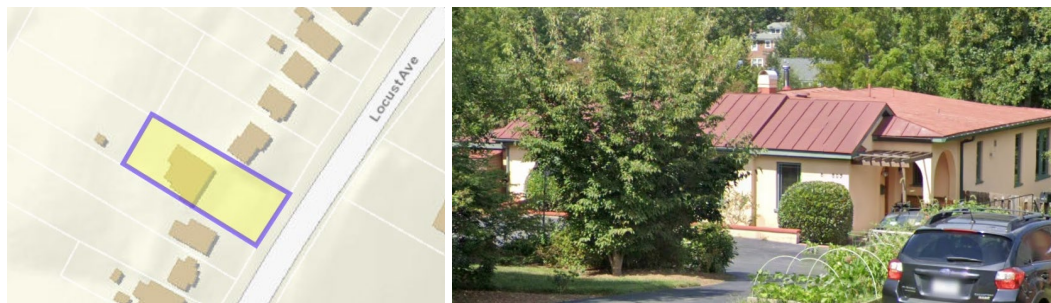
Jeff Werner, AICP
Historic Preservation and Design Planner
City of Charlottesville
Neighborhood Development Services
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**City of Charlottesville
Board of Architectural Review
Staff Report
August 20, 2024**



**Certificate of Appropriateness Application
Historic Conservation District**

BAR # 24-08-04
809 Locust Avenue, Tax Map Parcel 510019000
Martha Jefferson HC District
Owner: Sarah and Thomas Shafran
Applicant: Rosney Architects
Project: Addition and alterations to the primary elevation.



Background

Year Built: ca 1947, Early 20th Century American Movement
District: Martha Jefferson HC District
Status: Contributing
(Note: The exterior was modified subsequent to the 2004 survey. See images in the submittal and Appendix.)

Prior BAR Review

n/a

Application

- Applicant Submittal: Rosney Co. Architects submittal *Shafran Residence 809 Locust Avenue*. Narrative with 13 sheets.

Request for CoA to construct a second story addition on a single-story residence.

Discussion and Recommendation

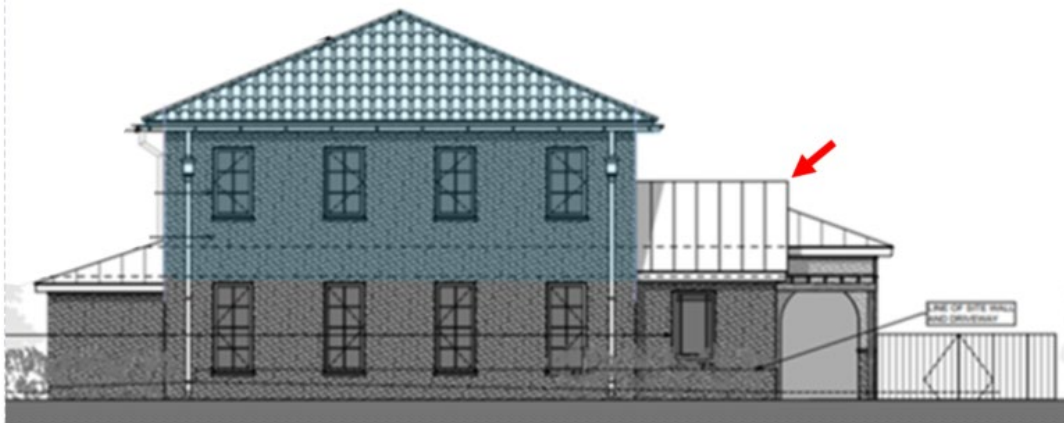
Staff recommends approval of the CoA. Primarily because the exterior of this house has been altered significantly since the 2004 survey of the Martha Jefferson HC District. The proposed alterations are consistent with the Design Guidelines for Historic Conservation Districts, and they are compatible with nearby dwellings, see Appendix. The site, relative to the front yard, will be unchanged.

Within an HCD, the BAR’s purview is limited to what is visible from the public right of way. Additionally, this dwelling is sited approximately 100-feet from the right of way--double what is typical for this side of Locust Ave.—and the grade at the house is 10-feet below the street. With those in mind, staff recommends the BAR focus its review on the primary façade.

809 Locust Ave: From applicant's submittal



Front elevation: Existing



Front elevation: Proposed

Topography (City GIS)



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 Motion

Approval: Having considered the standards set forth within the City Code, including the HC District Design Guidelines, I move to find that the alterations to 809 Locust Avenue 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.

Criteria, Standards, and Guidelines

Review Criteria Generally

Per Chapter 34, Div. 5.2.7. C.2:

- a. In considering a particular application the BAR will approve the application unless it finds:
 - i. That the proposal does not meet specific standards set forth within this Section or applicable provisions of the City's design guidelines; and
 - ii. The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the IPP that is the subject of the application.
- b. The BAR will approve, approve with conditions, or deny applications for Certificates of Appropriateness in accordance with the provisions of this Section.
- 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 is compatible with the scale and character of the Architecture Design Control District, Individually Protected Property, or Historic Conservation District. Prior to attaching conditions to an approval, due consideration will be given to the cost of compliance with the proposed conditions as well as the goals of the Comprehensive Plan. Conditions may require a reduction in height or massing, consistent with the City's design guidelines and subject to the following limitations: [Not germane to this request.]

Standards for Review and Decision

Per Chapter 34, Div. 5.2.7. D.2:

Historic Conservation District: Review of the proposed construction, reconstruction, alteration, or restoration of a building or structure is limited to the exterior architectural features, including signs, and the following features and factors:

- a. 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;
- b. The harmony of the proposed changes in terms of overall proportion and the size and placement of entrances and windows;
- c. The impact of the proposed changes on the essential architectural form and integrity of the existing building;
- d. The effect of the proposed change on the adjacent building or structures; and
- e. Any applicable provisions of the City's design guidelines.

Design Guidelines for the Historic Conservation Districts

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.

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.

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 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.

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.

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.

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; and
 - 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); and
 - 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.

Appendix

From the 2014 survey for the Martha Jefferson Historic District



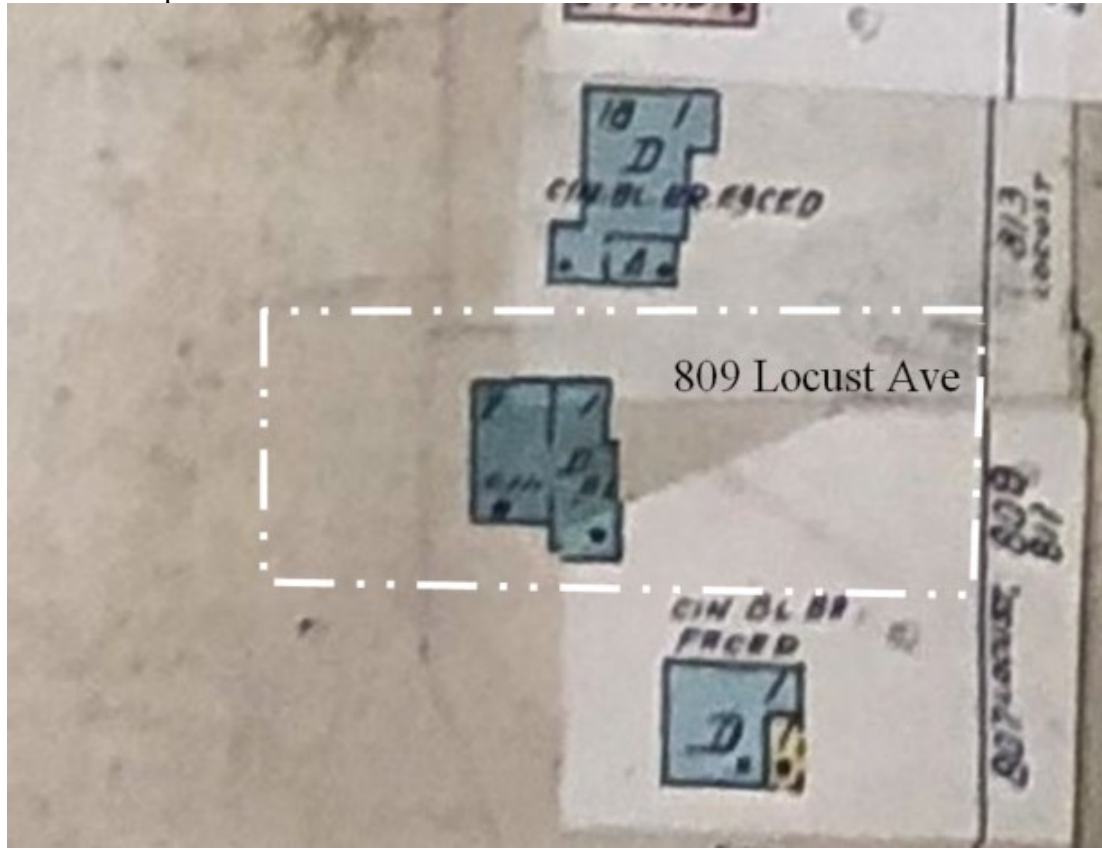
Google Street View 2017



Google Street View 2023



c1965 Sanborn Map



2022 aerial image



Dwellings near 809 Locust Ave



731 Locust Ave (1917)



737 Locust Ave (1917)



801 Locust Ave (1928)



803 Locust Ave (2008)



805 Locust Ave (1950)



807 Locust Ave (1955)



809 Locust Ave (proposed)



813 Locust Ave (1951)



815 Locust Ave (1954)



824 Locust Ave (1916)



833 Locust Ave (1930)



841 Locust Ave (1936)

809 Locust Avenue



TM/P: 51/19

DHR: 104-5144-0104

Primary Resource Information: Single Dwelling, Stories 1.00, Style: Late 19th and Early 20th Century American Movement, ca 1947

August 2007: This one-story, five-bay, stucco-finished, side-gabled house has a frame addition to the north elevation and a screened-in porch attached to the south elevation. Each of the two side bays has a single six/six-sash window with shutters and the door occupies the central bay. The roof is covered in asphalt shingles and a brick chimney is visible on the rear of the house.

Evelyn Hasher Perkins constructed the dwelling between 1947 and 1949.

Individual Resource Status: **Single Dwelling**

Contributing Total: 1

{ ROSNEY CO }

ARCHITECTS

809 Locust Avenue Addition and Alterations Alex and Sarah Shafran

Project Description

Alex and Sarah Shafran request permission to add a second story to the primary central section of their existing residence at 809 Locust Avenue – while maintaining the one story wings on both sides as well as the rear. Given the deep setback from the road of this particular house, the additional height will not only provide much needed living space without expanding the footprint, it will significantly enhance the property's street presence.

The residence has been significantly altered since the completion of the 2010 survey (see photo). Given that the historic 1940s structure and its details are now undecipherable, the addition seeks to enhance the Spanish style of the current exterior. To do that, the new second story will be topped with a low slope hipped roof with a deep eave and will be covered in S shape clay tiles. The gutters, downspouts and collection boxes will be dark bronze. The Marvin windows will be casement (to match existing) clad in Marvin's *bronze*. These new, symmetrically placed windows will define the front façade. The existing windows on the first floor of the central body will be replaced with taller ones to match their counterparts in the new second story above. Where existing windows in the central bay are removed, will we infill with new stucco, painted to match. The windows outside the central body are to remain, but will be painted to match the new. The stucco will be repainted throughout to match the new. The entire project will serve to give the house a soft and elegant presence from Locust Avenue.









2010 Survey



Current



Front - East Existing Elevation



Side - North Existing Elevation



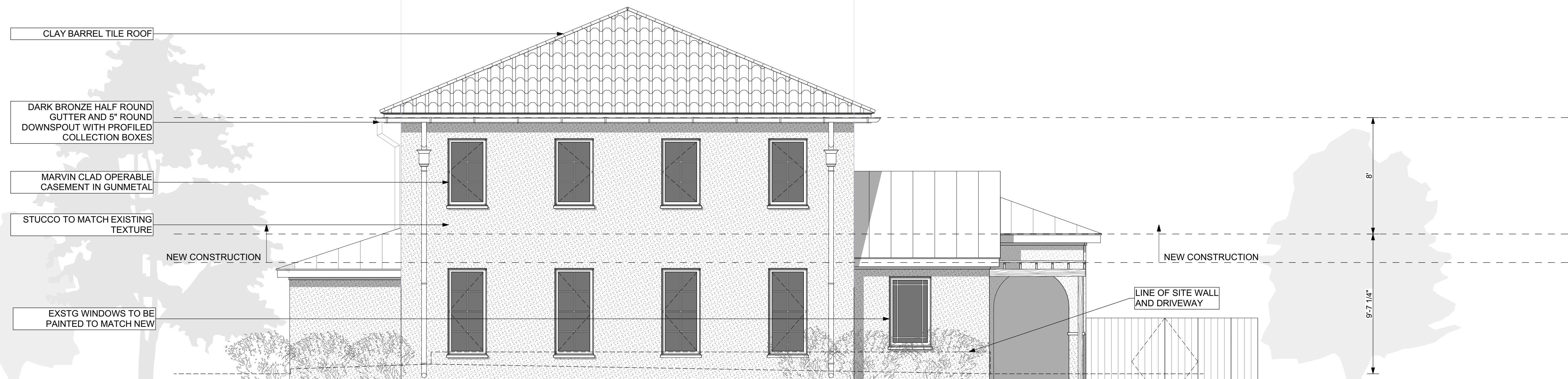
Rear - West Existing Elevation



Side - South Existing Elevation



existing



proposed

Shafran Residence

809 Locust Avenue

Front Facade
1/4" = 1'-0"





{ ROSNEY CO }
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Shafran Residence

809 Locust Avenue

3d View
not to scale

ROOF ASSEMBLY:
 1" CLAY TILE SHINGLES OVER
 WATERPROOF UNDERLAYMENT OVER
 3/4" PLYWD SHEATHING OVER
 PRE-ENGINEERED ROOF TRUSSES
 W/ CELLULOSE INSUL, R-VALUE PER CODE, OVER
 5/8" GYP BD, PRIMED & PTD, 2 COATS MIN

2X INSUL BLOCKING
 18" STRIP OF HIGH TEMP SELF-ADHERING
 MODIFIED BITUMEN MEMBRANE
 COPPER FORMED DRIP EDGE W/ 1/2" HEM
 EAVE CLOSURE
 1X8 PTD WD FASCIA BOARD OVER 2X8 SUBFASCIA
 6" HALF ROUND COPPER GUTTER

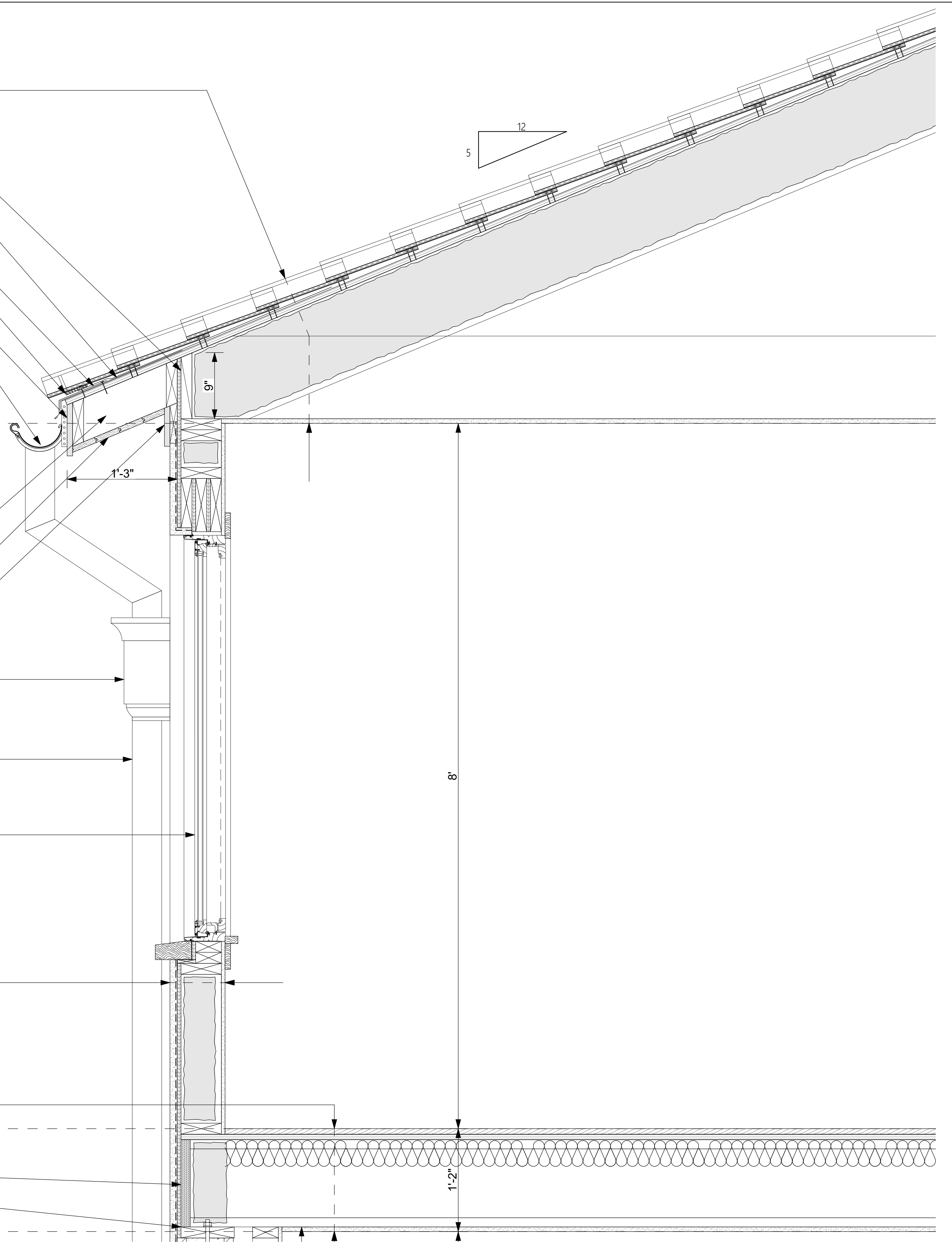
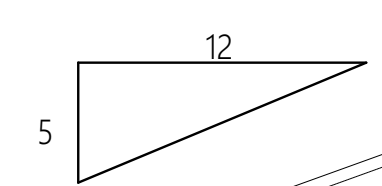
2X6 RAFTER TAIL
 1X4 PTD T&G WD SOFFIT BOARDS
 1X6 PTD WD FRIEZE BOARD OVER 5/4 SUBFRIEZE

20 OZ COPPER CONDUCTOR HEAD
 4" ROUND COPPER DOWNSPOUTS
 CASEMENT WITH 4 9/16" JAMBS SET
 2" INTO WALL TO MATCH EXISTING GROUND
 FLOOR WINDOW PLACEMENT

SECOND FLOOR WALL ASSEMBLY:
 1" PTD STUCCO W/ METAL LATH OVER
 1/2" ZIP SHEATHING OVER
 2X6 @ 16" OC W/ CELLULOSE INSUL,
 R-VALUE PER CODE, OVER
 1/2" GYP BD, PRIMED & PTD, 2 COATS MIN

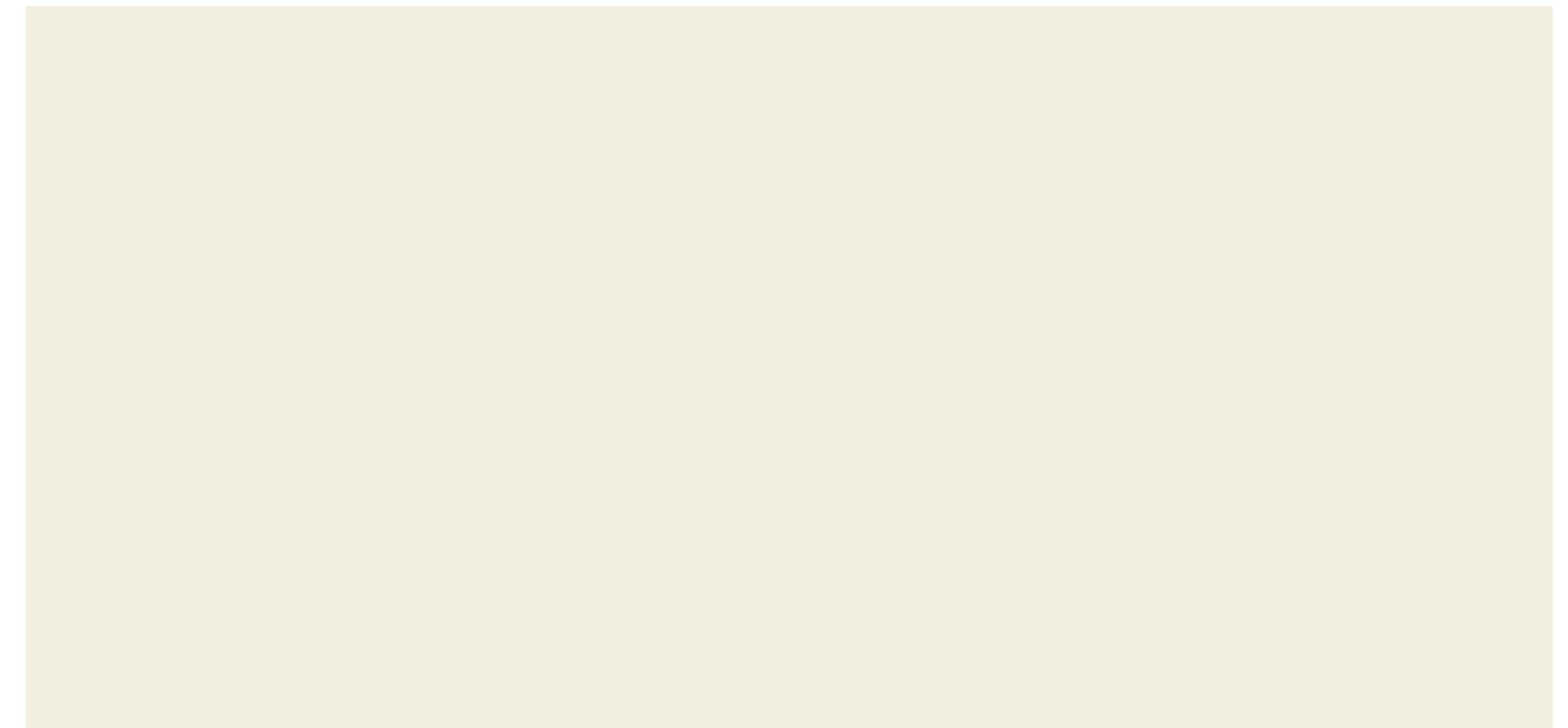
SECOND FLOOR ASSEMBLY:
 CARPET OVER
 3/4" ADVANTECH T&G SUBFLOOR OVER
 11 7/8" TJI @ 16" OC W/ SOUND BATTS OVER
 5/8" GYP BD CLG, PRIMED & PTD, 2 COATS MIN

11 7/8" LSL RIM BOARD
 PT 2X8 SILL PLATE W/ 1/2" DIA AB





Luduici Roofing Spanish 13 Barrel Tile



Benjamin Moore Acadia White OC 38 House Color



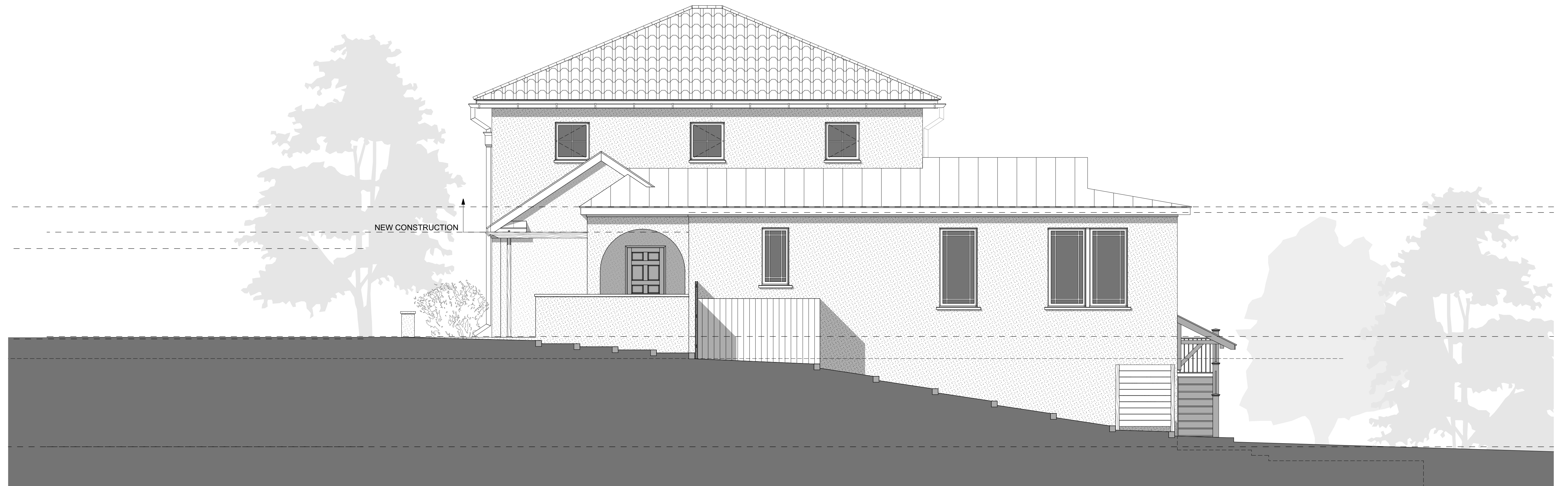
Precedent Images



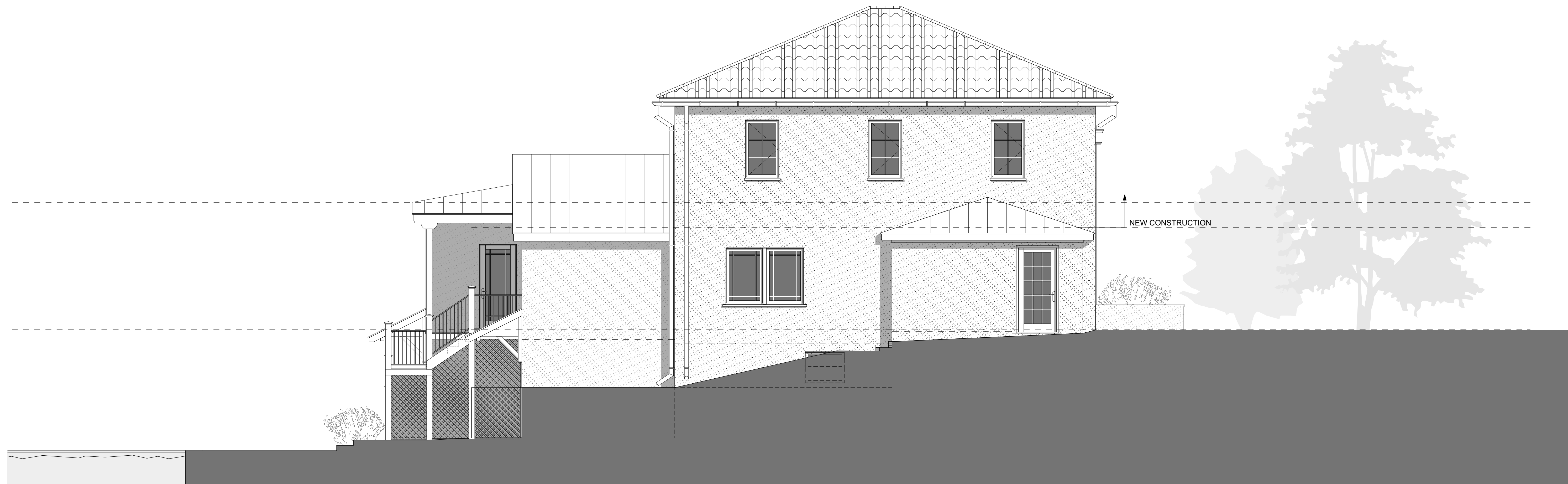
Marvin Windows Bronze Window Cladding



Dark Bronze gutter system



north facade



south facade

Shafran Residence

809 Locust Avenue

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Side Elevations
1/4" = 1'-0"