

From: Scala, Mary Joy
Sent: Monday, April 23, 2012 11:48 AM
To: Fred Wolf (fw@wolfackerman.com)
Cc: 'gah@leeinsurance.com'
Subject: BAR Action 510 Locust Ave

April 23, 2012

Wolf Ackerman Design
c/o Fred Wolf
110-B 2nd Street NE
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application (Conservation District)

BAR 12-04-01
510 Locust Avenue
Tax Map 54 Parcel 4.1
Fred Wolf, Applicant/ Locust Realty, LLC, Owner
New doorway and entrance canopy; new window

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on April 17, 2012.

The following actions were taken:

The BAR approved (9-0) the application on the consent agenda as submitted.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (October 17, 2013), 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 construction. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

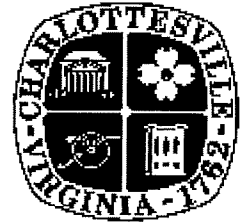
Upon completion of construction, please contact me for an inspection of the improvements included in this application.

If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner
Mary Joy Scala, AICP
Preservation and Design Planner
City of Charlottesville
Department of Neighborhood Development Services
City Hall - 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
April 17, 2012**



Certificate of Appropriateness Application (Conservation District)

BAR 12-04-01

510 Locust Avenue

Tax Map 54 Parcel 4.1

Fred Wolf, Applicant/ Locust Realty, LLC, Owner

New doorway and entrance canopy; new window

Background

510 Locust Avenue is a non-contributing brick office building built 1960, located in the Martha Jefferson Historic Conservation District.

Application

The applicant is making a rear (east) addition to this building, and is replacing an existing service door on the south side of the building, neither of which change requires BAR approval.

The changes that do require BAR review and approval are: (1) a new aluminum window with canopy and infill concrete panels and signage that is being added to the Locust Avenue (west) façade; (2) a new storefront type door being added to the existing entry on the north side, with a new concrete walkway and steps to the door, and (3) repair and extension of the existing canopy on the north side with a new anodized aluminum fascia.

Criteria, Standards and Guidelines

Conservation District Review Criteria Generally

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.*

Conservation District 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.

Conservation District Guidelines

NEW CONSTRUCTION AND ADDITIONS

Building Location – setback and orientation

- 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 existing consistency in spacing between buildings on the same street.*
- 3. The front elevation should be respectful of the neighborhood characteristics and features of adjacent buildings.*

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 200% of the prevailing height and width in the surrounding neighborhood.*
- 3. An addition should not visually overpower the existing building.*
- 4. Multi-lot buildings (commercial or multi-family) 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 be respectful of contributing buildings on the same street or surrounding area.*
- 2. If many of the contributing buildings on the same street have porches, then including a porch or similar form in the design of a new residence is strongly recommended.*

Building Openings - doors and windows

- 1. A single entrance door (or both doors, if a two-family dwelling, or main entrance if 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, and should be oriented vertically (taller than they are wide).*

Building Materials and Textures

- 1. The selection of materials and textures for a new building should relate architecturally to the Charlottesville locality, and should be compatible with and complementary to neighboring buildings.*
- 2. Sustainable materials are preferred, including brick, wood, stucco, and cementitious siding and trim, and standing seam metal roofs. Clear glass windows are preferred.*

Building Colors

- 1. The selection and use of colors for a new building should be coordinated and compatible with adjacent buildings, not intrusive.*
- 2. More lively color schemes may be appropriate in certain sub-areas dependent on the context of the sub-areas and the design of the building.*

Site

- 1. Fences or walls in front yards (including fences in the side yards between the street and the front of the house) should not exceed three and one-half feet in height.*

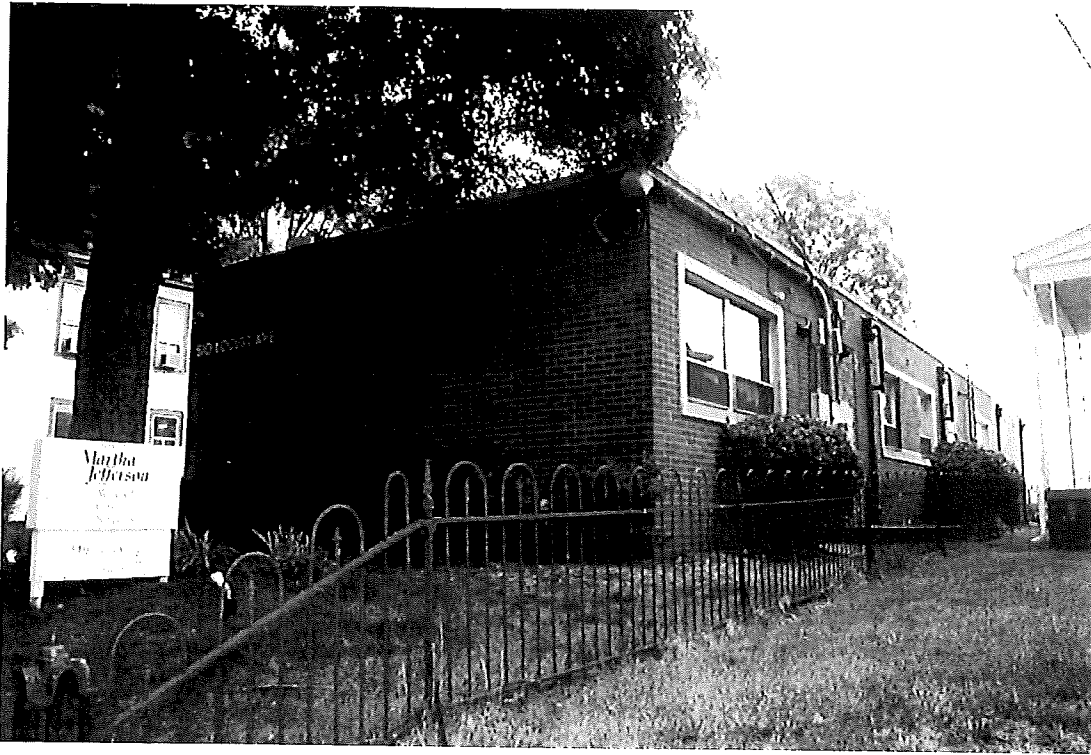
Discussion and Recommendations

The proposed changes meet the Guidelines.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions in Conservation Districts, I move to find that the proposed new window, door, and canopy satisfy the BAR's criteria and are compatible with this property and other properties in this district, and that the BAR approves the application as submitted.

510 Locust Avenue



TM/P: 54/41.100 DHR: 104-5144-0066

Primary Resource Information: Single Dwelling, Stories 1.00, Style: Late 19th and Early 20th Century American Movement, 1960

August 2007: This 1-story brick building is a simple box with large windows built as a doctor's office.

Individual Resource Status: Medical Business/Office Non-Contributing Total 1

Scala, Mary Joy

From: Fred Wolf <fw@wolfackerman.com>
Sent: Monday, March 26, 2012 1:50 PM
To: Scala, Mary Joy
Cc: Ackerman Dave
Subject: 510 Locust Avenue
Attachments: IMG_0006.jpeg; ATT00001.htm; IMG_0008.jpeg; ATT00002.htm; IMG_0010.jpeg; ATT00003.htm; IMG_0001.jpeg; ATT00004.htm

Hi Mary Joy:

We are going to be submitting an application tomorrow for BAR review related to a property in the Martha Jeff Conservation District. Its 510 Locust Avenue - one of the brick, one story masonry buildings formerly owned by MJH. We will be:

1. adding a window and signage on the front of the building (there currently are no windows facing the street)
2. adding a door in the existing storefront on the north side that faces the street (there is a door but it faces the parking in the rear)
3. adding a new roof above the existing storefront on the north side to address water and provide weather protection at entry
4. proposing an addition on the rear of the building facing the parking which will project 3' approx.
5. replacing a passage door on the south side with a new exterior door that has a lite in it for visibility

Attached are a few images of the current building. Drawings, application and check to follow tomorrow.
Best,
Fred



**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 Fax (434) 970-3359

REC'D
MAR 27 2012
NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$350 application fee. For all other projects requiring BAR approval, please include \$100 application fee. For both types of projects, the applicant must pay \$1.00 per required mail notice to property owners. The applicant will receive an invoice for these notices, and project approval is not final until the invoice has been paid. For projects that require only administrative approval, please include \$100 administrative fee. 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 4 p.m.

Information on Subject Property

Physical Street Address: 510 LOCUST AVE
CHARLOTTESVILLE, VA 22902
City Tax Map/Parcel: T.M 54/P. 4.1

Name of Historic District or Property: MARTHA JEFFERSON CONSERVATION DISTRICT
Do you intend to apply for Federal or State Tax Credits for this project? NO

Applicant

Name: FRED WOLF
WOLF ACKERMAN DESIGN
Address: 110-B 2ND ST NE
CHARLOTTESVILLE, VA 22902
Email: FW@WOLFACKERMAN.COM
Phone: (W) 296-4848 (H) _____
FAX: 296-4877

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices)

[Signature] 3/27/12
Signature Date

Property Owner (if not applicant)

Name: 410 GREG LOCUST REALTY LLC
HORRIDGE
Address: 656 ROCKFISH ORCHARD DRIVE
AFTON, VA 22920
Email: GALLEE@INSURANCE.COM
Phone: (W) 971-1990 (H) _____
FAX: 971-5985

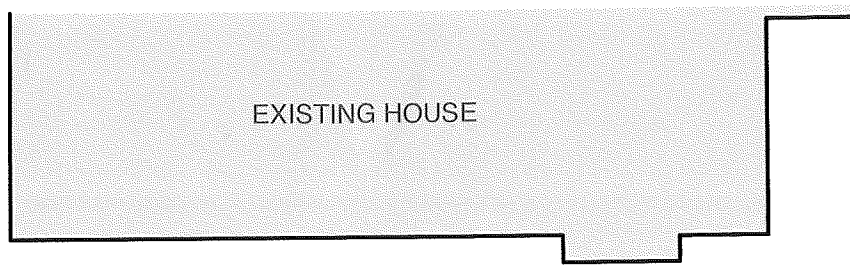
Property Owner Permission (if not applicant)

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

[Signature] 3.27.12
Signature Date

① Description of Proposed Work (attach separate narrative if necessary): PLEASE SEE ATTACHED - NEW ALUM STOREFRONT, DOOR & ALUM FACED CANOPY AT NORTH SIDE EXISTING STOREFRONT W/ NEW WALK & STEPS @ NEW ALUM WINDOW W/ ALUM CLAD ENCLOSURE AND CEMENT BOARD PANELS TO SIDE.
Attachments (see reverse side for submittal requirements): SITE PLAN, EXISTING PHOTOS, ELEVATIONS, PHOTO'S W/ 3D MODEL, PHOTO'S W/ 3D MODEL

For Office Use Only
Received by: O. Eubank
Fee paid: 125.00 Cash/Ck. # 0823
Date Received: 1 3/27/12
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____



EXISTING HOUSE

property line

replace existing service door
w/ new h.m. 2^o x 6^o door w/
lite and transom above

new alum. window and
canopy w/ infill conc. bd.
panels and signage

ex'g tree

3'-0"

EXISTING PARKING

LOCUST AVE.

new addition; demo conc.
steps and rear wall of bldg.

ex'g ramp to remain

up

ex'g conc. walk

new conc. walk

remove this portion of existing conc. walk

replace roof at ex'g alum.
storefront and add 3^o x 7^o
door facing street. new conc.
sidewalk and steps to new
door

EXISTING DRIVEWAY

property line



April 2012 Approval



1 NE view



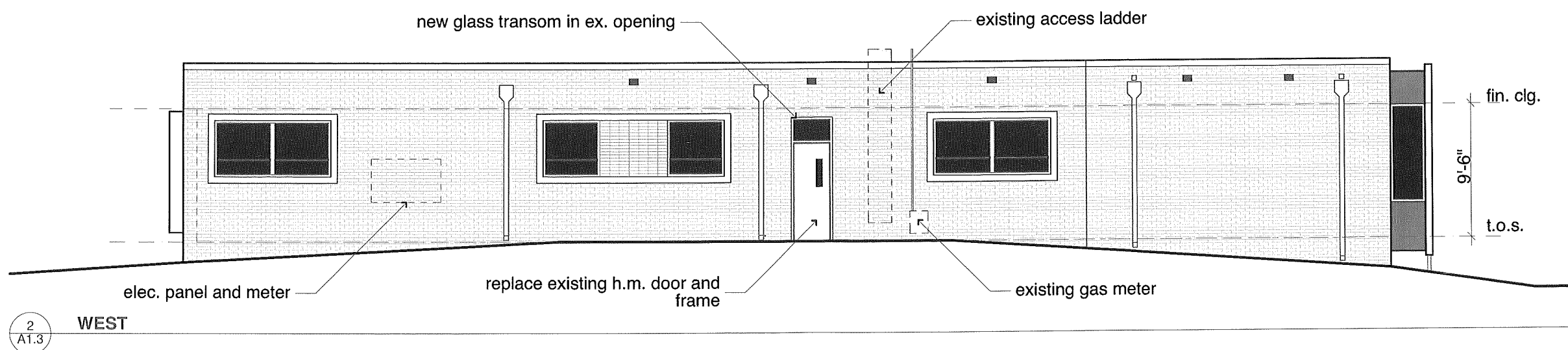
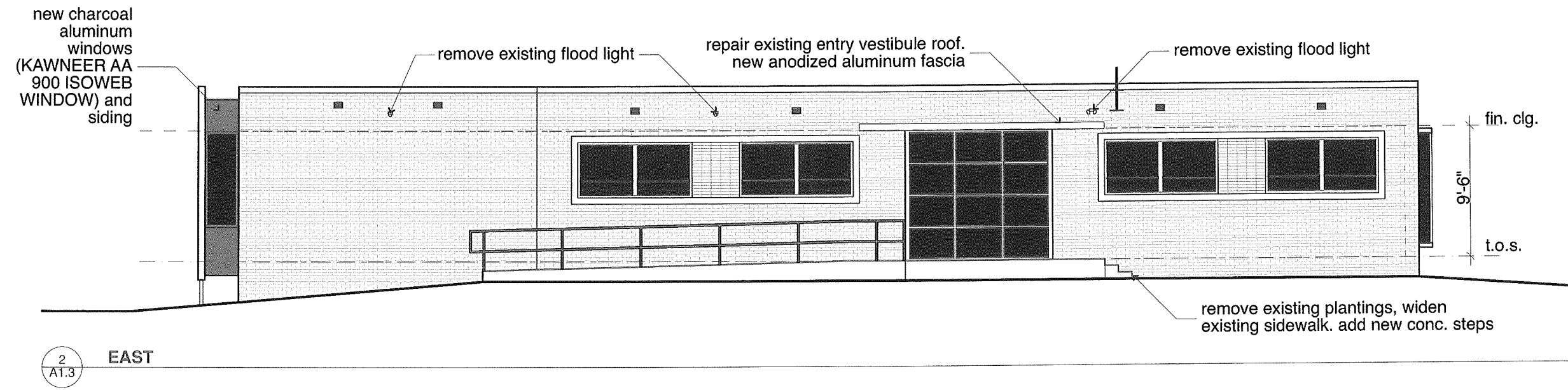
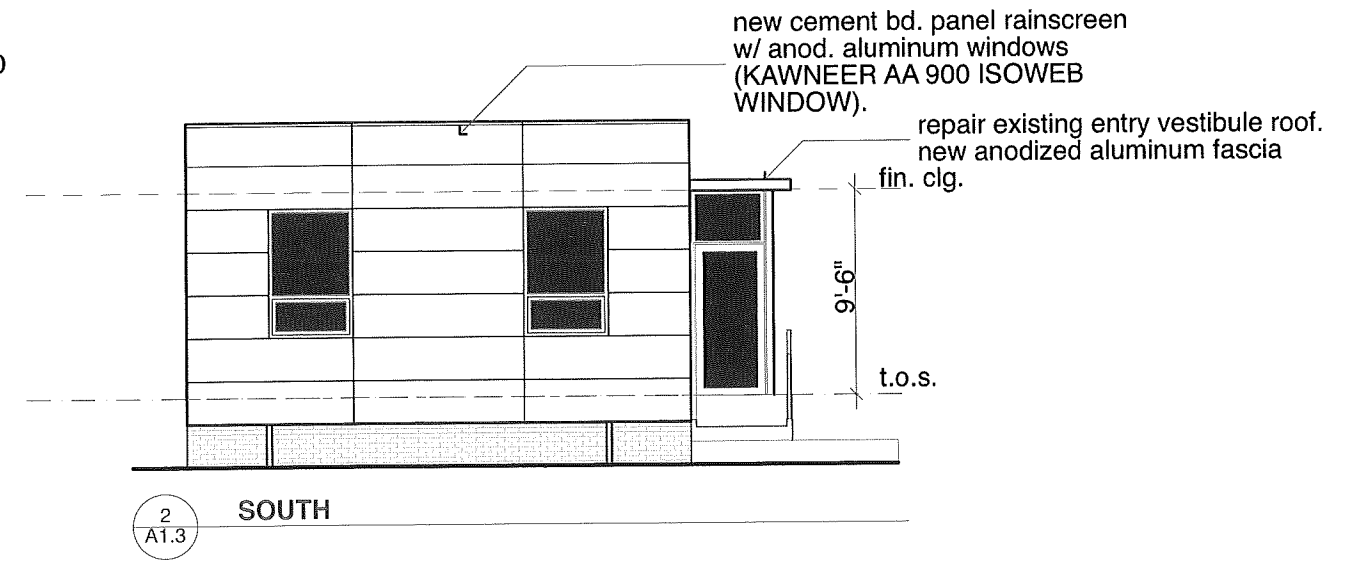
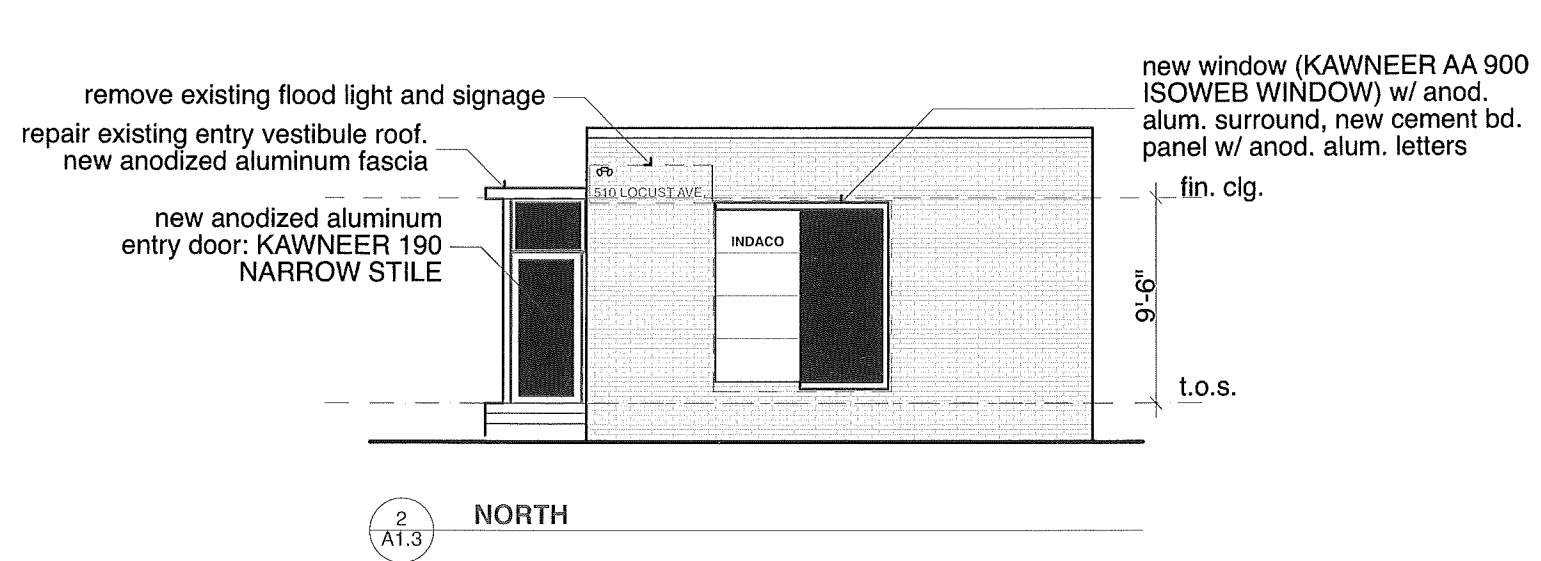
2 NW view



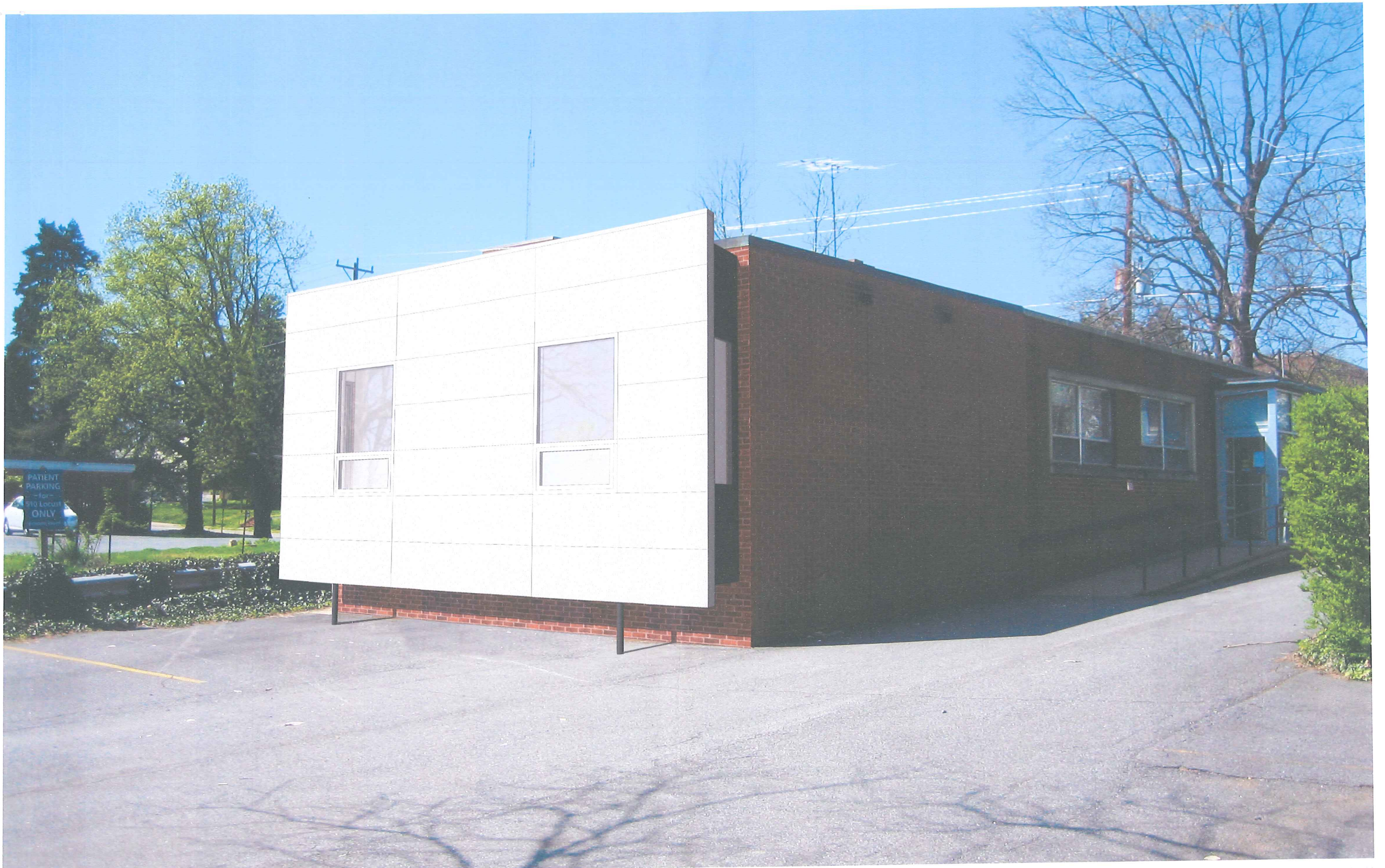
3 SE view

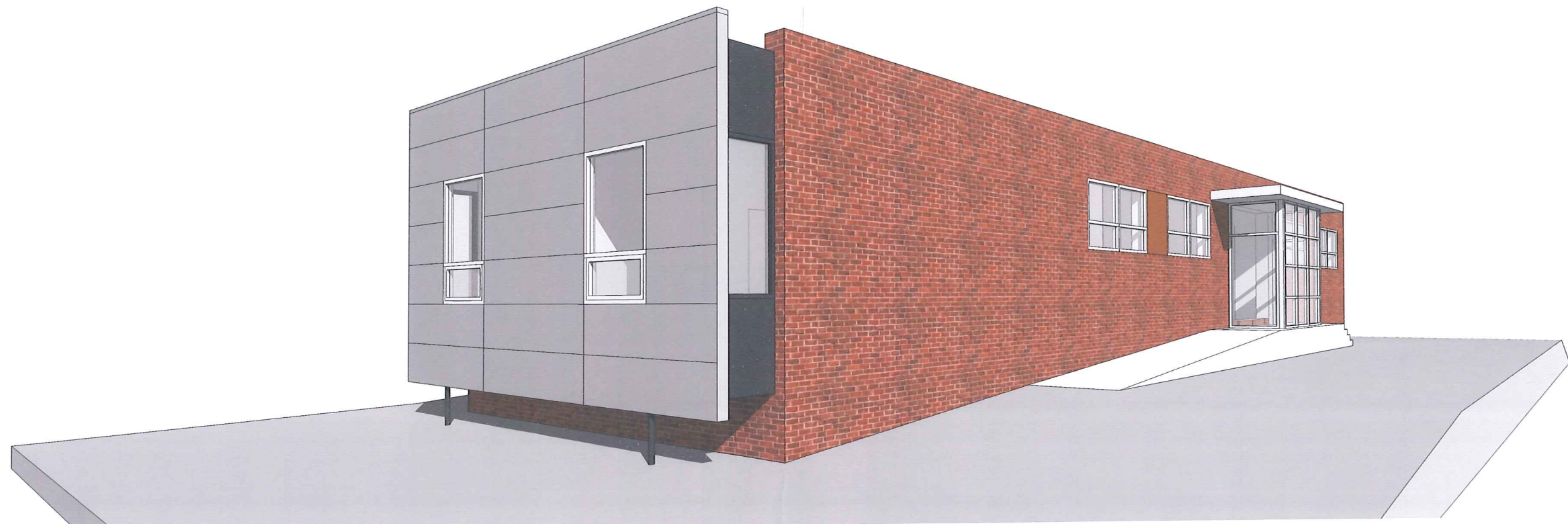
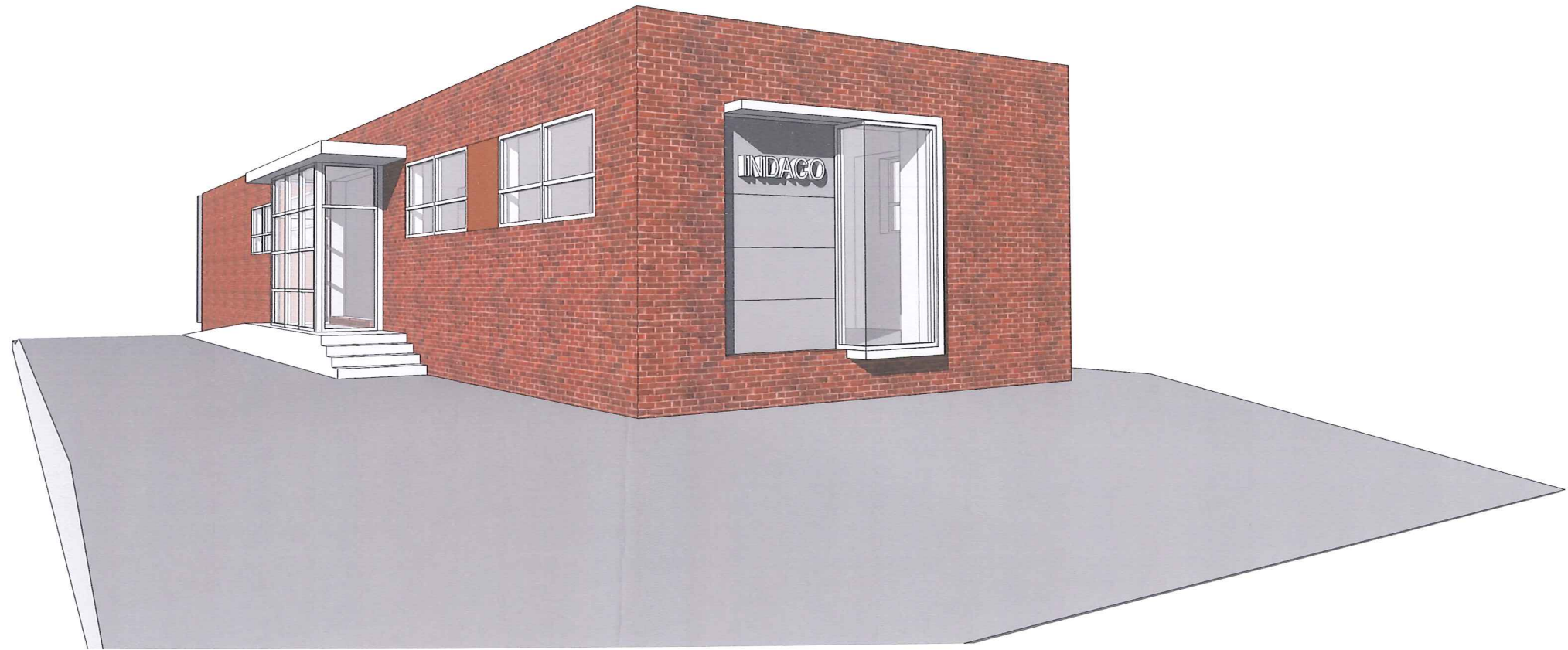


4 SW view









CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



April 3, 2012

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application (Conservation District)

BAR 12-04-01
510 Locust Avenue
Tax Map 54 Parcel 4.1
Fred Wolf, Applicant/ Locust Realty, LLC, Owner
New doorway and entrance canopy; new window

The Board of Architectural Review (BAR) will consider this application at a meeting to be held on **Tuesday, April 17, 2012, starting at 5:30 pm in City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up to 2nd floor.

An agenda with approximate times will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner

CITY OF CHARLOTTESVILLE

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Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



AFFIDAVIT OF MAILING

To File: 510 Locust Avenue (BAR 12-04-01)

I, Brenda Weatherford, being first duly sworn, hereby certify that I mailed the attached letter, by first class United States Mail, to the addresses shown on this affidavit on March 29, 2012.

Signed:

Brenda S Weatherford
Brenda Weatherford

ADDRESSES

See Attachments

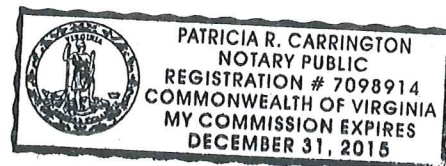
STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 29th day of MARCH 2012, by Brenda Weatherford.

My Commission Expires: DECEMBER 31, 2015

Patricia R. Carrington
Notary Public



510
LOCUST
Ave (e)

CHAPMAN, EVELYN LUCILLE LIFE ESTATE
MJH
P O BOX 236
MINERAL VA
23117

COLOMBINI, CARLO & MARTHA ANN
2660 PINCH EM SLYLY PLACE
CHARLOTTESVILLE VA
22911

MARTHA JEFFERSON HOSPITAL
RONALD J COTTRELL
459 LOCUST AVENUE
CHARLOTTESVILLE VA
22902

MC LAREN, JOHN & ALEV ERISIR
520 LOCUST AVENUE
CHARLOTTESVILLE VA
22902

MILLER, PAUL & MELANIE S
528 LOCUST AVENUE
CHARLOTTESVILLE VA
22902

MJH LOCUST AVENUE, LLC
430 GILLUMS RIDGE RD
CHARLOTTESVILLE VA
22903