

From: Scala, Mary Joy
Sent: Wednesday, June 04, 2014 3:03 PM
To: Wolf, Fred; 'gah@indacoriskadvisors.com'
Subject: BAR Action May 20, 2014 - 510 Locust Ave

June 4, 2014

Greg Horridge, Locust Realty, LLC
656 Rockfish orchard Drive
Afton, VA 22920

RE: Certificate of Appropriateness Application (MJ Historic Conservation District)
BAR 14-05-07
510 Locust Avenue
Tax parcel 540004100
Locust Realty, LLC, Owner/ Frederick Wolf, Wolf Ackerman Design, Applicant
Second story addition; new door and low concrete wall

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 20, 2014. The following action was taken:

The BAR approved (6-1 with Miller opposed) the addition 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 (November 20, 2015), 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. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of the project, 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
May 20, 2014**



Certificate of Appropriateness Application (MJ Historic Conservation District)

BAR 14-05-07

510 Locust Avenue

Tax parcel 540004100

Locust Realty, LLC, Owner/ Frederick Wolf, Wolf Ackerman Design, Applicant

Second story addition; new door and low concrete wall

Background

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

April 17, 2012 - The BAR approved (9-0) the application for a new doorway, entrance canopy, and new window, on the consent agenda as submitted.

Application

The applicant is requesting approval for a second story addition of 1,650 sq ft above an existing one story brick office building. The new addition will be shorter in length, but slightly wider, than the existing building. The long elevations will be sheathed in standing seam galvalume siding and roofing. The rear elevation will be sheathed in dark gray cement board panels; the front elevation will be cement panels and glass storefront.

A new door is proposed on the east side, but facing Locust Avenue, with concrete walks and steps that were previously approved. A new low concrete wall also at the east side driveway will protect the steps and ramp, and provide a foundation for the new painted steel columns on that side.

New second floor windows and doors will be clear anodized aluminum storefront. New railings will be 1-1/2" steel guardrail painted with stainless steel cables.

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. Review shall be limited to these factors:

- (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 addition requires BAR review under the conservation district ordinance because it is located wholly or partially to the side or front of an existing building. In staff opinion the proposed changes meet the Standards and 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 addition 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.

510 Locust Avenue

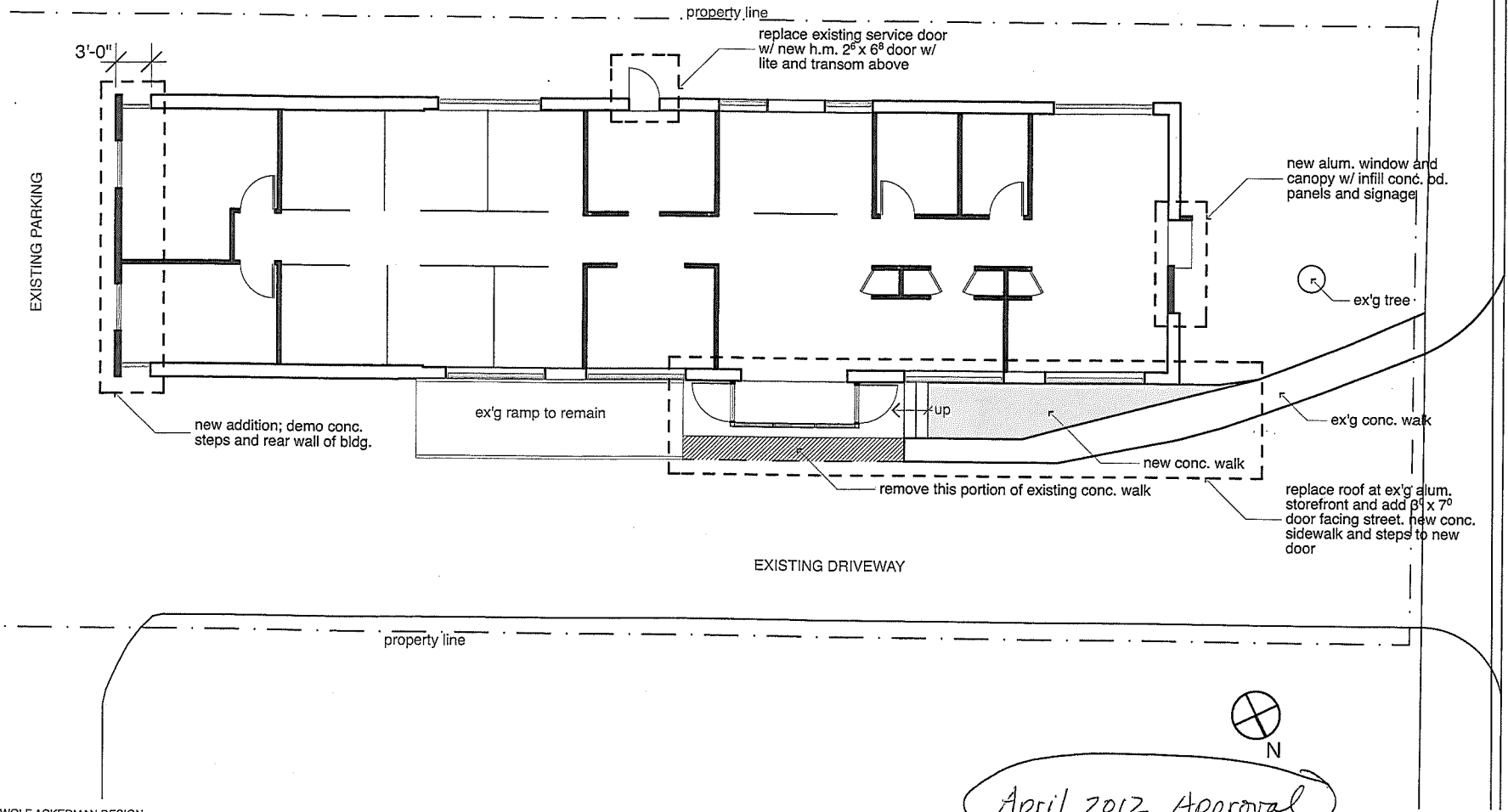
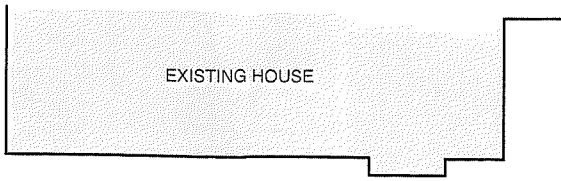


TM/P: 54/41.100 DHR: 104-5144-0066

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



WOLF ACKERMAN DESIGN

Indaco

April 2012 Approval

510 Locust Ave. Proposal

1/8" = 1'-0"

Site Plan



**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

RECEIVED
APR 29 2014
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 Avenue
Charlottesville, Virginia 22902
City Tax Map/Parcel: 540004100

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: Frederick Wolf, architect
Address: 110-B 2nd Street NE; Suite 201
Charlottesville, VA 22902
Email: fw@wolfackerman.com
Phone: (W) 434-296-4848 (H) _____
FAX: 434-296-4877

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.)

[Handwritten Signature] 4.29.14
Signature Date

Property Owner (if not applicant)

Name: Greg Horridge, Owner Locust Realty, LLC
Address: 656 Rockfish Orchard Drive
Afton, VA 22920
Email: gah@indacoriskadvisors.com
Phone: (W) 434-971-1990 (H) _____
FAX: _____

Property Owner Permission (if not applicant)

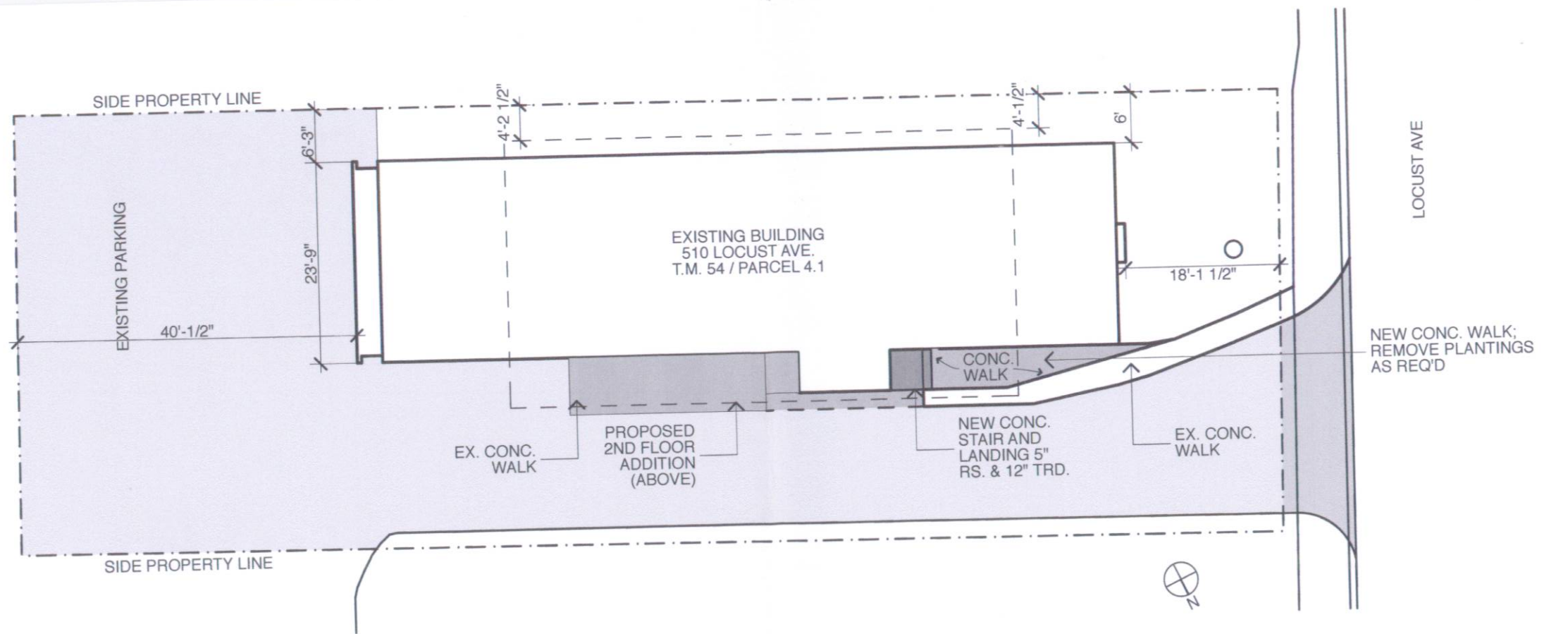
I have read this application and hereby give my consent to its submission.

Signature _____ Date _____

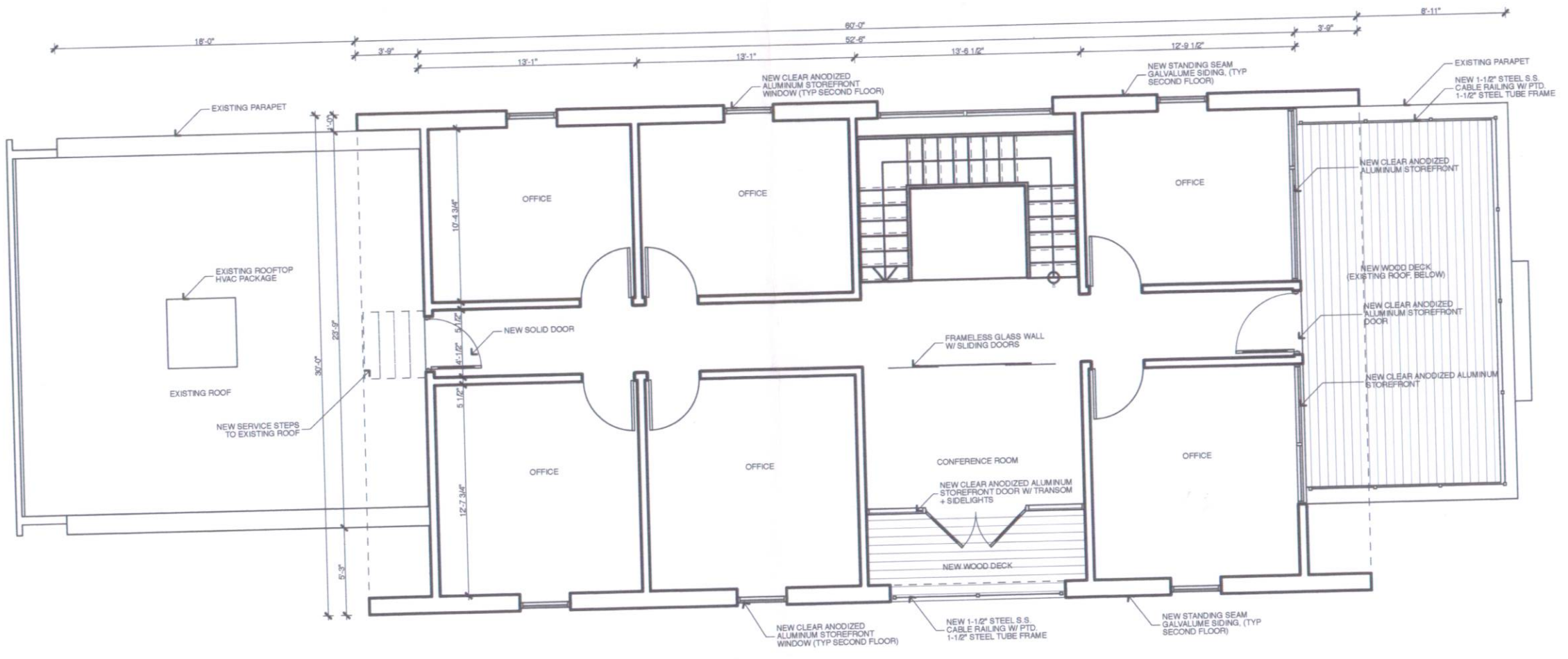
Description of Proposed Work (attach separate narrative if necessary): Addition of 1650 SF Second Story above 1 story brick office building. Provide new front door facing street w/ concrete walks and steps previously approved. A new low concrete wall at driveway will protect steps and ramp and provide a foundation of the steel columns on that side.

Attachments (see reverse side for submittal requirements): See Attached 5 Sheets which include: Site and Floor Plan, Building Elevations, Current 3d Views, Surrounding Context Photos and New Renderings / Model Images of addition.

For Office Use Only
Received by: D. Eubank
Fee paid: 12500 Cash/Ck. # 4094
Date Received: 4/29/14
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____



1
A2.1 **SITE PLAN**
SCALE: 1/16" = 1'-0"



2
A2.1 **UPPER FLOOR PLAN**
SCALE: 1/8" = 1'-0"

1/16" = 1'-0", 1/8" = 1'-0"



1 NE VIEW



2 NW VIEW



3 SE VIEW



4 SW VIEW



1 CFA INSTITUTE



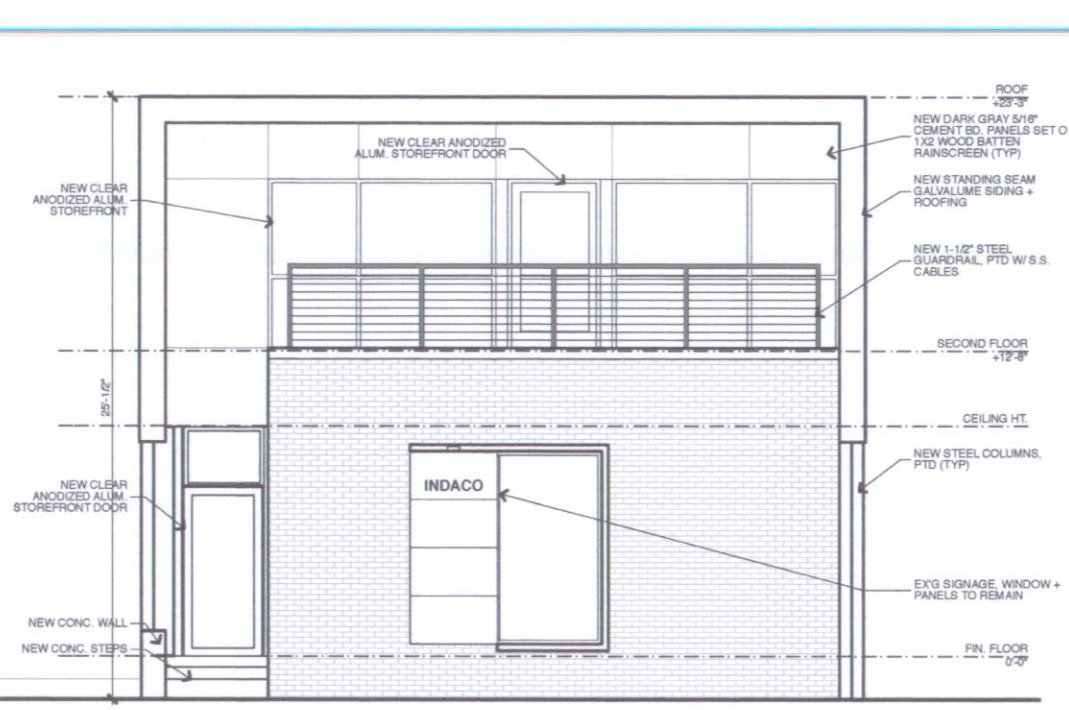
2 400 LOCUST AVE.



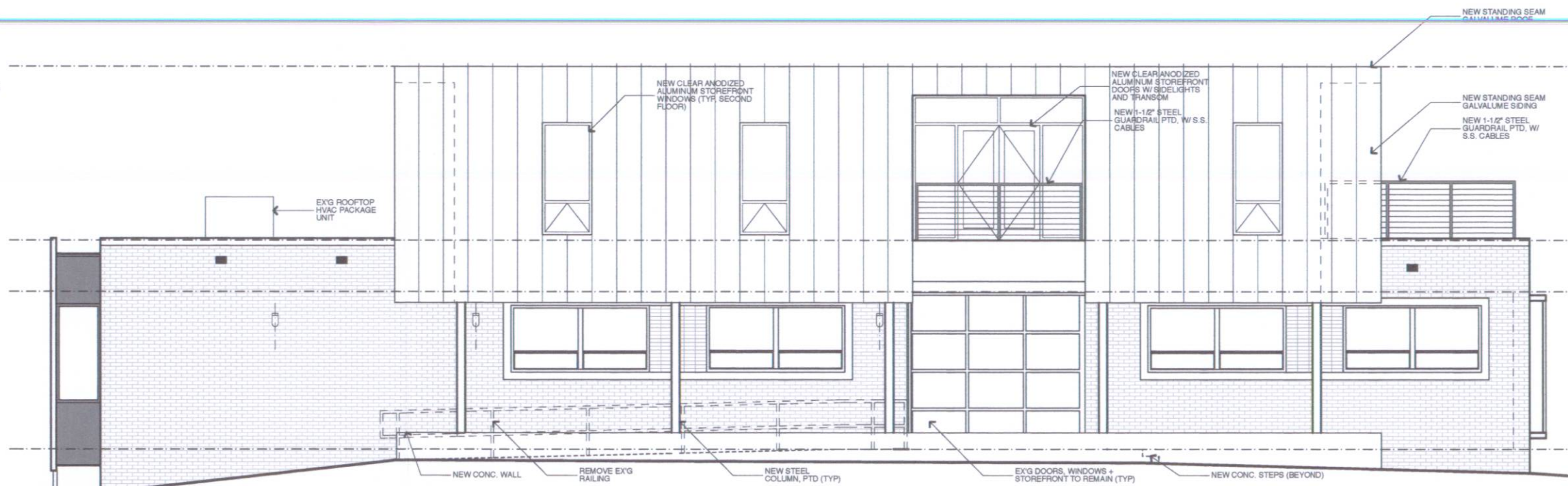
3 506 LOCUST



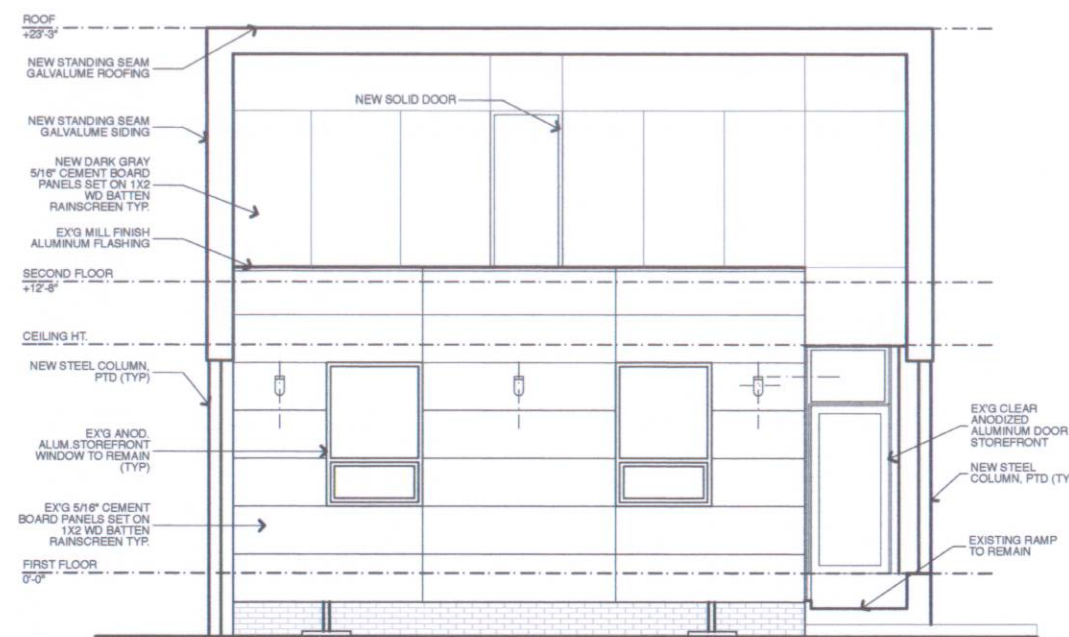
4 516 LOCUST



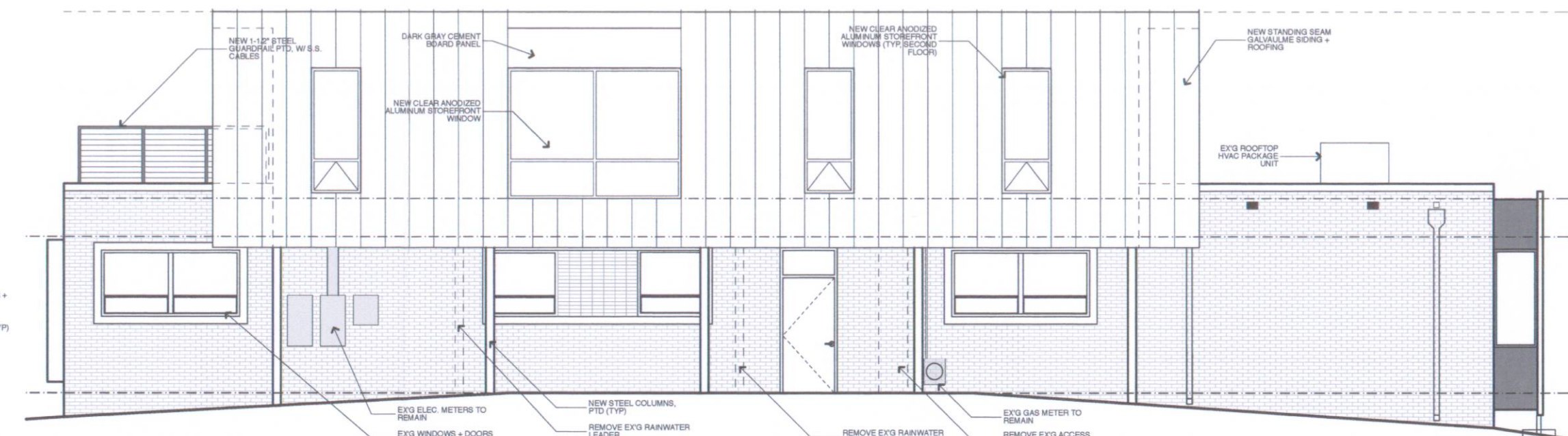
1 NORTH ELEVATION
A2.4



2 EAST ELEVATION
A2.4



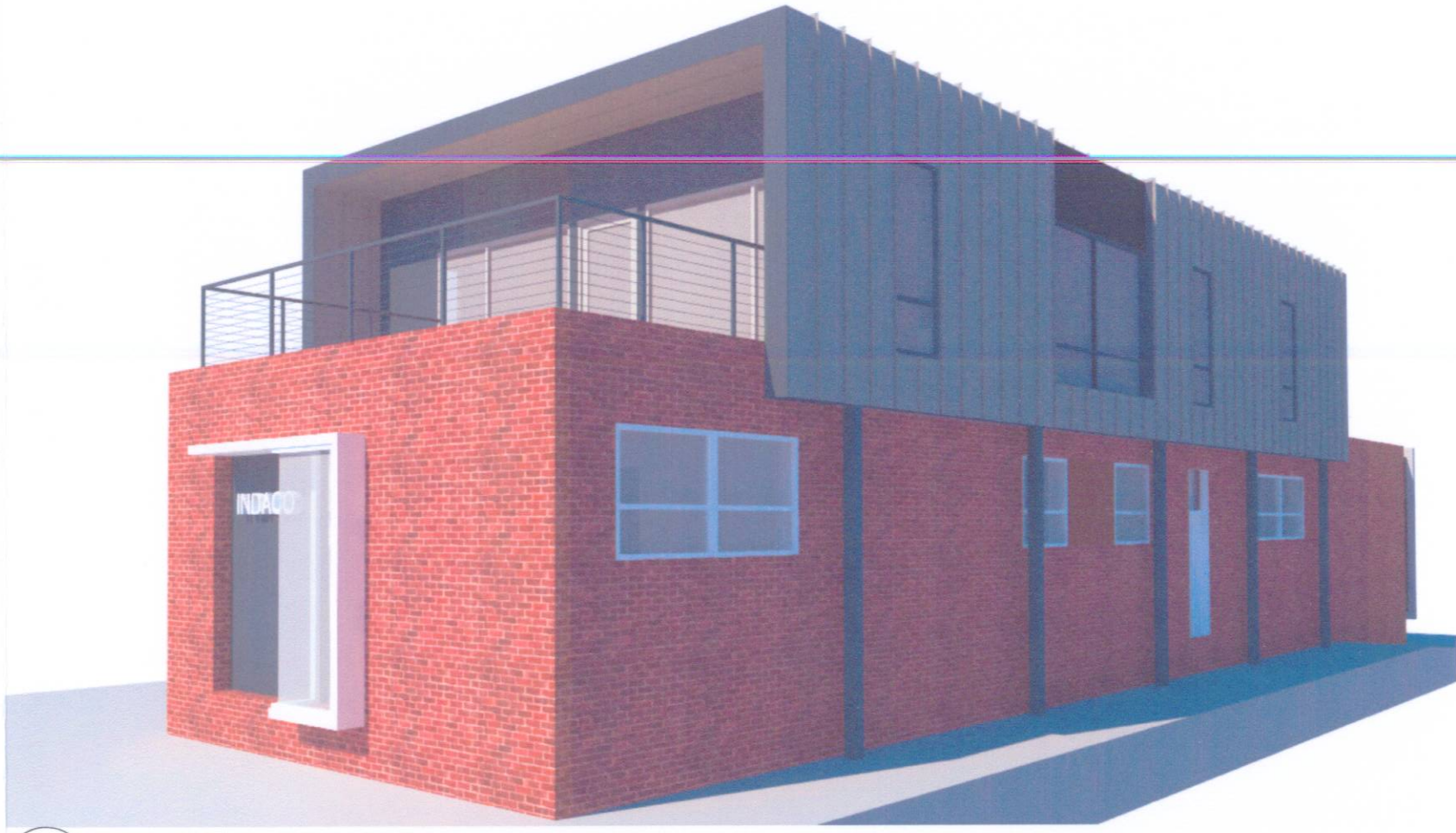
3 SOUTH ELEVATION
A2.4



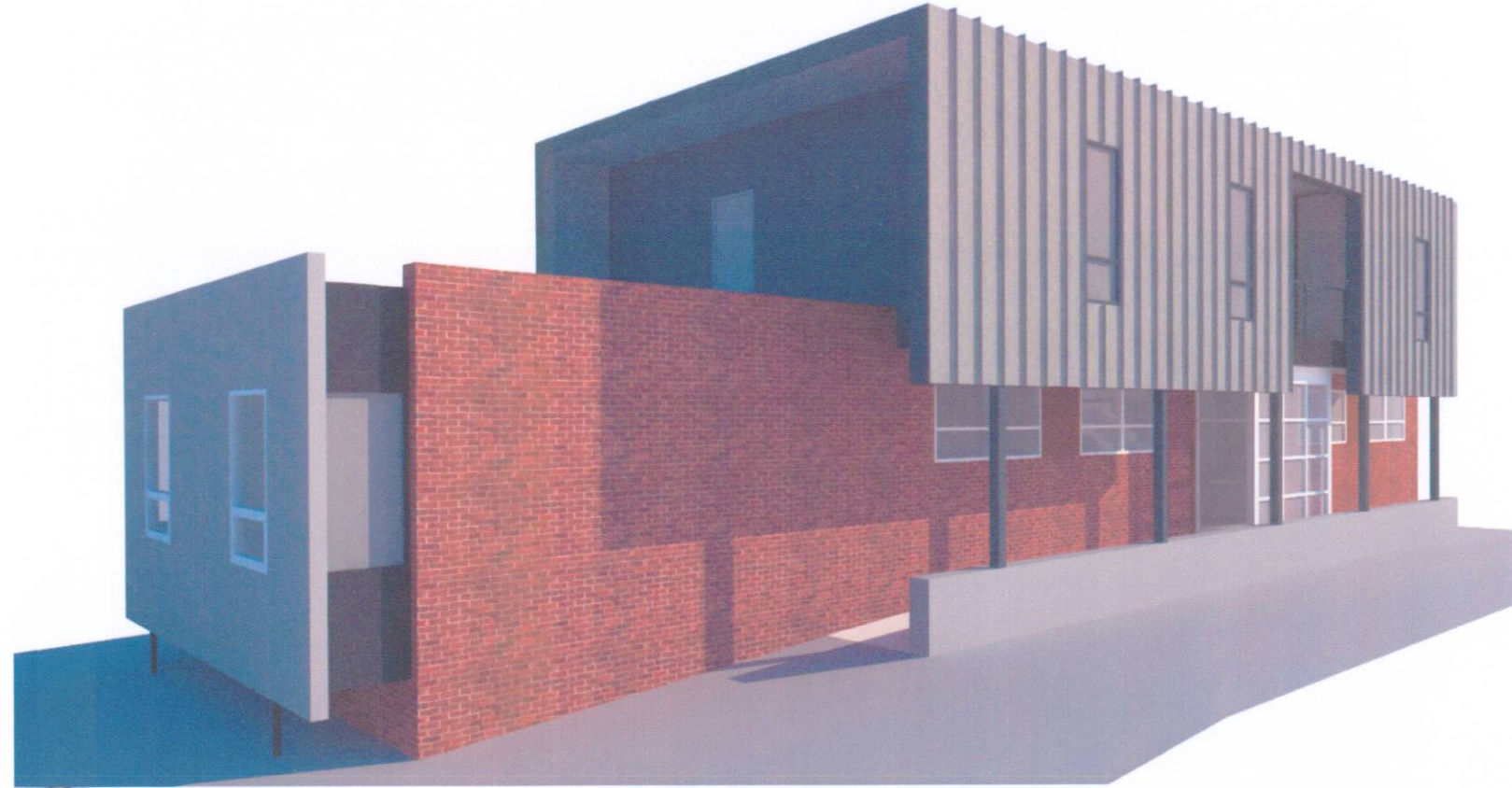
4 WEST ELEVATION
A2.4



1
A2.7
NORTHWEST PERSPECTIVE
SCALE: 1:1.97



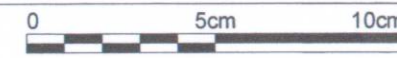
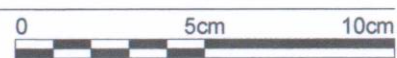
2
A2.7
SOUTHWEST PERSPECTIVE
SCALE: 1:1.97



3
A2.7
NORTHEAST PERSPECTIVE
SCALE: 1:2.44



1
A2.7
NORTHWEST PERSPECTIVE
SCALE: 1:2.41



1:2.4

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



May 6, 2014

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 (MJ Historic Conservation District)

BAR 14-05-07

510 Locust Avenue

Tax parcel 540004100

Locust Realty, LLC, Owner/ Frederick Wolf, Wolf Ackerman Design, Applicant
Second story addition; new door and low concrete wall

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, May 20, 2014, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information 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,

A handwritten signature in blue ink that reads "Mary Joy Scala".

Mary Joy Scala, AICP
Preservation and Design Planner