

From: Scala, Mary Joy
Sent: Monday, March 21, 2016 9:55 AM
To: Eric Rogan (ericrogan@gmail.com)
Subject: BAR Action March 15, 2016- 887 Locust Avenue

March 21, 2016

Eric Rogan
6220 Pig Mountain Road
Free Union, VA 22940

RE: Certificate of Appropriateness Application
BAR 16-03-01
887 Locust Ave
Tax Parcel 510002000
Michael Fitts, Owner/Eric Rogan, Applicant
Replace rear 2 story porch addition

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 15, 2016. The following action was taken:

The BAR approved the application as submitted, with the following modification: that the planes are broken between the addition and the original house and that the eave line is broken as well. (6-0-1, with Balut abstained.)

Please submit a revised plan for BAR records that shows the break.

This certificate of appropriateness shall expire in 18 months (September 15, 2017), 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.

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
March 15, 2016**



Certificate of Appropriateness Application (Historic Conservation District)
BAR 16-03-01
887 Locust Ave
Tax Parcel 510002000
Michael Fitts, Owner/Eric Rogan, Applicant
Replace rear 2nd story porch addition

Background

887 Locust Avenue (1907) is a contributing structure in the Martha Jefferson Historic Conservation District. (historic survey attached).

Application

The applicant is planning to remove the rear two-story enclosed porch addition (date unknown), and to replace it with an addition with the same 8 ft. x 17 ft. footprint.

- The proposed new addition will occupy the same footprint, and will re-use the existing copper standing seam roof. New copper gutters and downspouts will be installed.
- A brick-faced CMU foundation with two doors and a window will replace existing posts and pier.
- The siding will be salvaged or new matching custom milled wood (Dutch lap) siding and trim. The addition will be painted to match house with white and hunter green.
- All the windows in the addition will be new, double-hung with matching grill patterns and wood jambs. The window pattern will change from the enclosed porch to accommodate interior changes.
- The existing pressure treated wood stairs will be replaced with new pressure treated wood stairs.

In addition, one window on the north elevation of original house will be replaced with a shorter window to accommodate a counter installation in kitchen.

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 rules of a Historic Conservation District are intended to be much different than an ADC District. This type of district was meant to prevent demolitions and inappropriate new buildings, while minimally imposing on current residents who may want to upgrade their homes. Because the two Historic Conservation Districts in place contain buildings that would certainly qualify for an ADC District, the BAR must remember that this application is being reviewed under a different set of standards and guidelines than if it were located in an ADC district.

The proposed addition requires BAR review because it is an addition located on a corner lot.

The proposed demolition does not require BAR approval because it is not located in whole or in part to the front or side of the house, nor is it equal to or greater than 33% of the total GFA of the house. Also, the ordinance states that removal or replacement of windows or doors shall not constitute a demolition. [The intent of "removal or replacement" is not clear in the ordinance – staff believes it did not include changing the opening sizes. Therefore, if a change in the opening size was proposed on the front of a building, then staff believes it would require review.]

In staff opinion, the proposal is a simple, attractive addition that generally meets the guidelines. Staff would only suggest that all the new windows should be taller than wide, as the guidelines recommend.

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 (or with the following modifications...).

887 Locust Avenue



TM/P: 51/2

DHR: 104-5144-0128

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, 1907

August 2007: One of the earlier houses north of Hazel Street on Locust Avenue, this two-story, two-bay frame, hipped-roof dwelling has a slightly projecting south bay with a flush cross gable and flush central cross gables on the north and south elevations. Mary V. Jones, a widow, built this house for herself and her grown, single children in 1907. A hipped-roof porch shades the 1st floor of the facade; is approached by one shallow concrete step; is supported by pairs of engaged and freestanding, slender Tuscan columns on wooden plinths and connected by a turned balustrade; and has a simple entablature with block modillions. The door is located in the north bay of the east-facing facade and has sidelights and a single-light transom, while the north bay of the 1st floor has a single two/two-sash window. Both of the bays of the 2nd story have single two/two-sash windows. Each of the gables continue the cornice of the rest of the house; has a boxed cornice with return; is filled in with wooden shingles laid side-by-side; and has a central, circular vignette. A brick chimney rises out of roughly the center of the house. The roofs of both the porch and the house itself are metal and a small, semi-hexagonal bay window is attached to the south elevation.

Individual Resource Status: Single Dwelling

Contributing Total: 1

Individual Resource Status: Garage

Contributing Total: 1



**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 Email scala@charlottesville.org

RECEIVED

FEB 22 2016

NEIGHBORHOOD DEVELOPMENT SERVICES

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 Michael Fitts Applicant Name Eric Rogan
Project Name/Description Addition Replacement/Remodel Parcel Number TMP 51-2
Project Property Address 887 Locust Ave, Charlottesville, VA 22902

Applicant Information

Address: 6220 Pig Mountain Rd
Free Union, VA 22940
Email: eric@rogancontracting.com
Phone: (W) _____ (C) 434-249-5813

Property Owner Information (if not applicant)

Address: 887 Locust Ave
Charlottesville, VA 22902
Email: m.fitts.art@gmail.com
Phone: (W) _____ (C) 434-227-6694

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

Signature of Applicant

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

Eric Rogan 2/18/16
Signature Date

Eric Rogan 2/18/16
Print Name Date

Property Owner Permission (if not applicant)

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

Michael Fitts 2-18-2016
Signature Date

MICHAEL FITTS 2-18-2016
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): See attached

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

Floor Plans + Elevations, Pictures, Project Description

For Office Use Only

Received by: S. Burnore

Fee paid: \$125.00 Cash/Ck. # VISA

Date Received: 2/22/2016

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

P16-0027

Va Contractor # 2705153425
Licensed and Insured

Project Description

Homeowner: Michael Fitts

Location of Work: 887 Locust Ave. Charlottesville, VA 22902

District: Martha Jefferson Historic Conservation Neighborhood

PROJECT DESCRIPTION: The existing addition on the rear of residence is structurally unsafe and is in need of removal. The addition is not only sinking, but is also pulling away from the house. Rotten and compromised floor joists are present as well as water damage. The following is a description of the work intended to be performed at the homeowners request.

Eric L. Rogan

6220 Pig Mountain Rd.
Free Union, VA 22940

H. 434-973-4899

C. 434-249-5813

Perform demolition of existing 2 story porch addition and concrete patio beneath addition. Dig and pour proper footers, lay 8" CMU foundation with two ground level entries and face with brick veneer to match existing foundation. Construct new floor and wall systems to current IRC code. Install salvaged or matching custom milled wood (dutch-lap) siding and wood trim. Remove one existing exterior window from original house (see North Elevation) and replace with slightly shorter window to accommodate counter installation in kitchen. All windows in the addition will be new, double hung, and have matching grill patterns and wood jambs. Half-light wood entry doors will be installed with matching grill patterns. A staircase made of Pressure Treated Pine will be built in place of existing exterior staircase. The house will be painted to match with existing colors of white and hunter green. Copper roof repair will be performed as needed and copper gutters and downspouts will be installed where applicable. Interior renovations will be detailed in the application for the building permit.

HOME LOCATION

887 LOCUST AVE

CHARLOTTESVILLE VA
22902

From: Michael Fitts <mfitts.art@gmail.com>

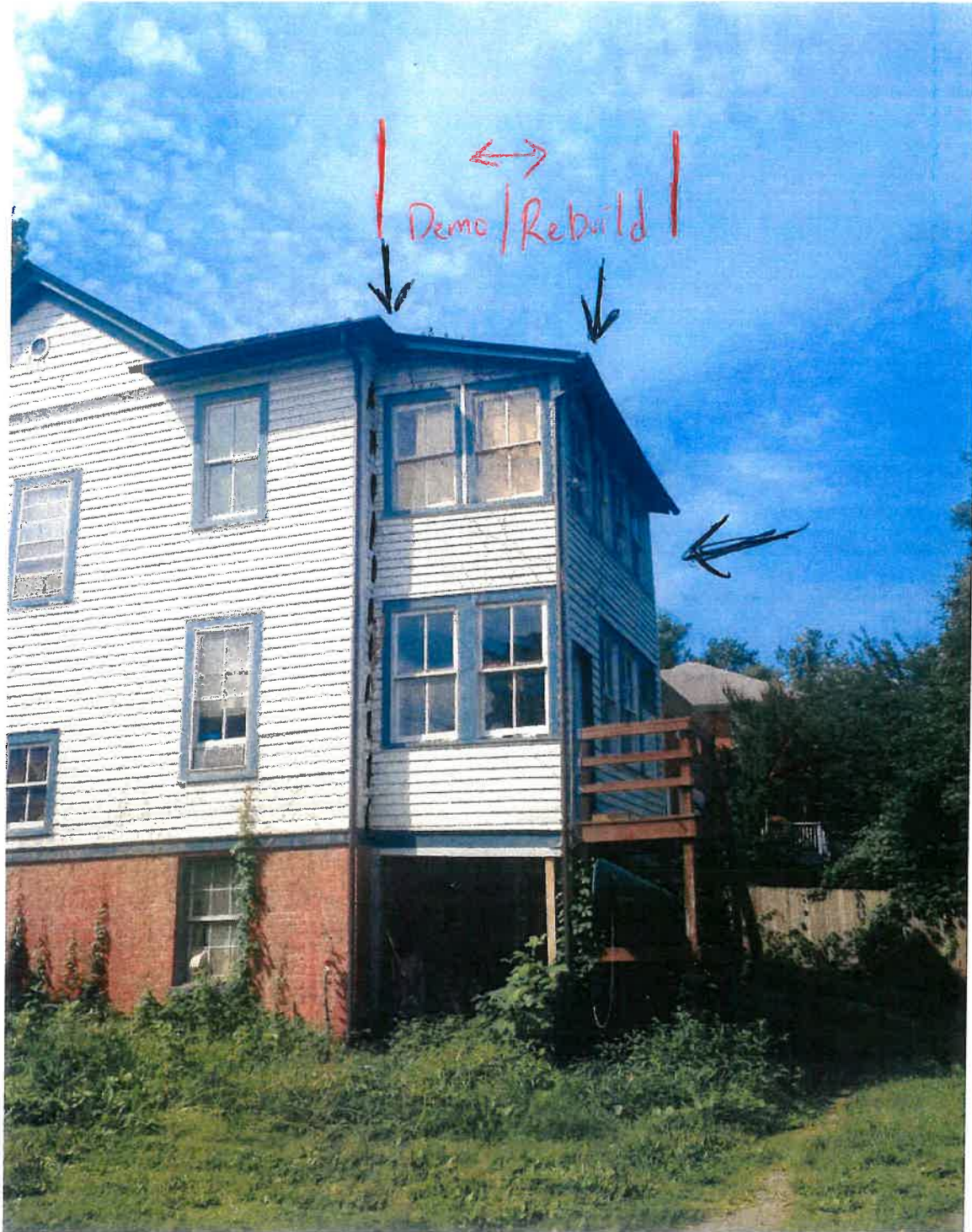
Subject: House photos 2

Date: July 12, 2015 10:21:13 AM EDT

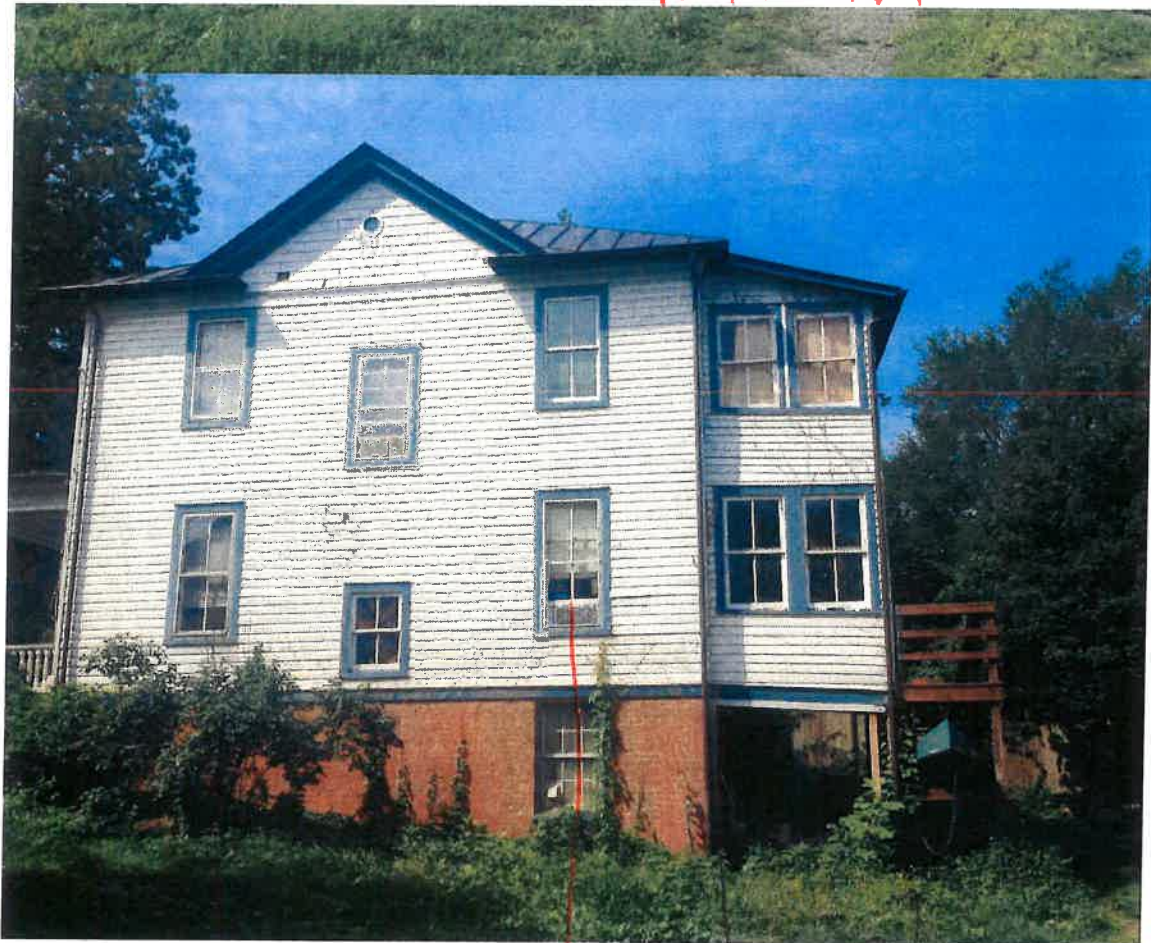
To: "Kate (work Email) Mason" <Kmason@thejns.org>

2 Attachments, 1.7 MB

owner: MICHAEL FITTS



North Elevation



Sent from my iPhone

Window to be replaced.

THIS APPENDAGE TO BE REPLACED

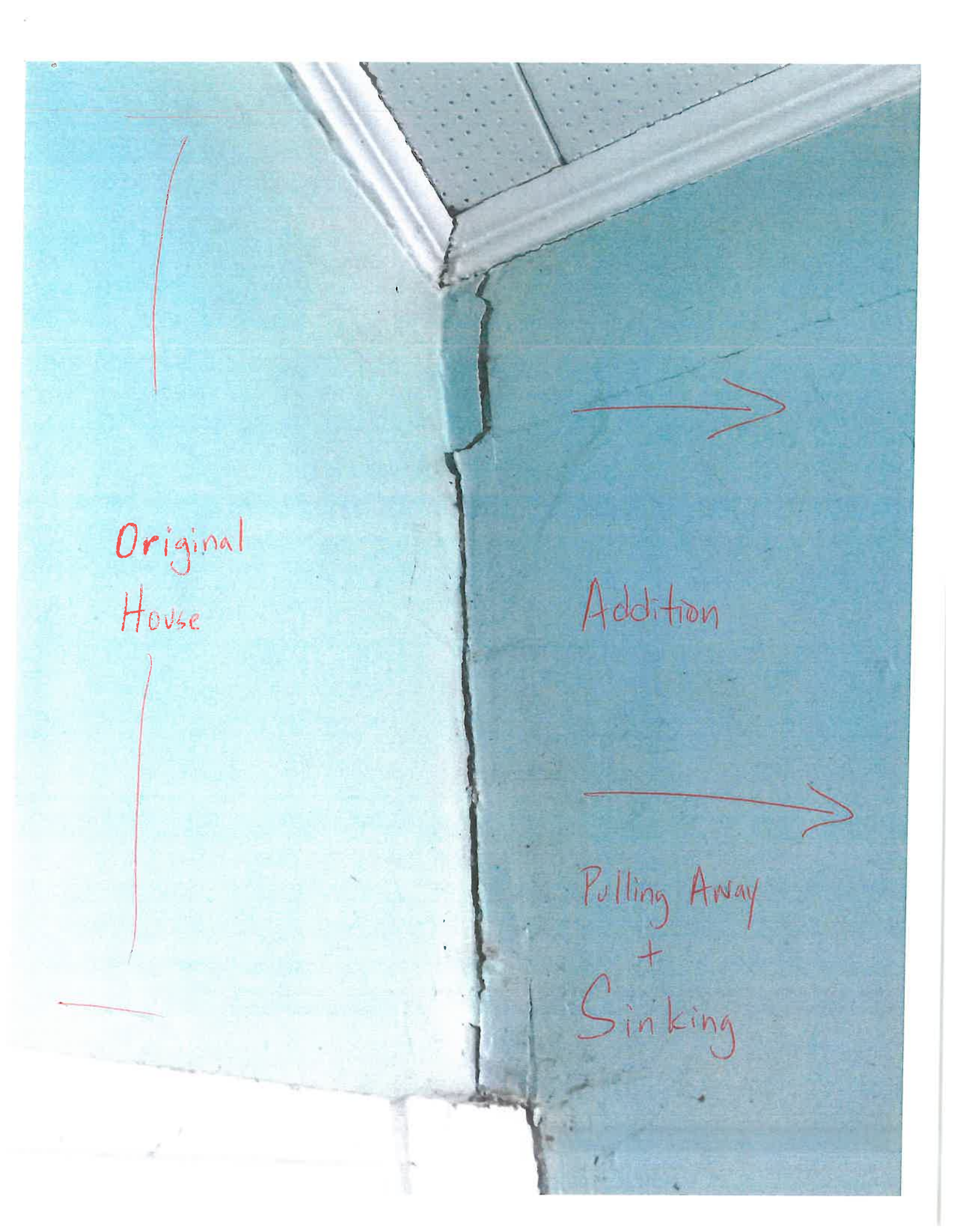
From: Michael Fitts <mfitts.art@gmail.com>
Subject: **House project photos.**
Date: July 12, 2015 10:20:20 AM EDT
To: "Kate (work Email) Mason" <Kmason@thejns.org>
▶ 1 Attachment, 562 KB



Original
House

Addition

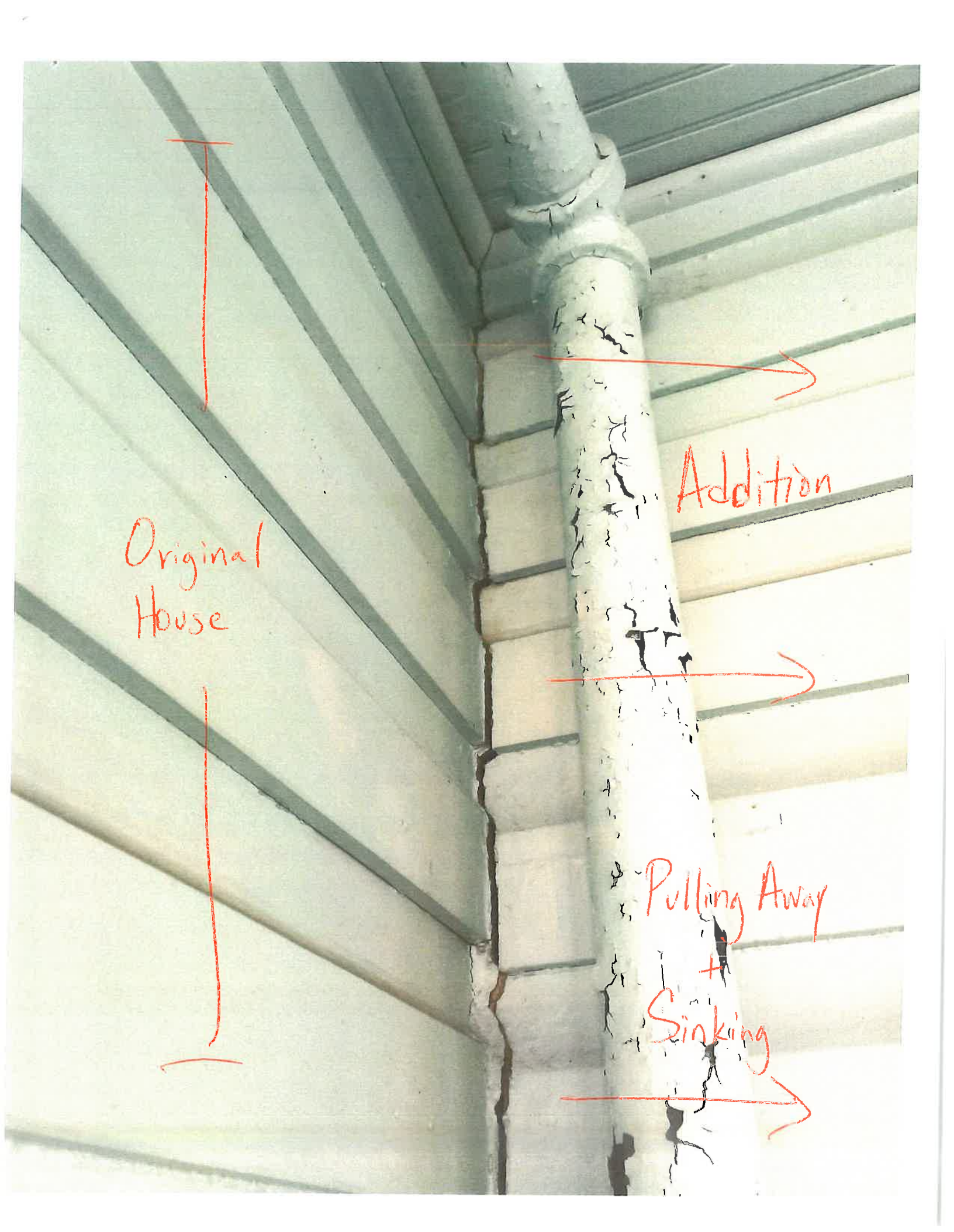
Pulling Away
+
Sinking



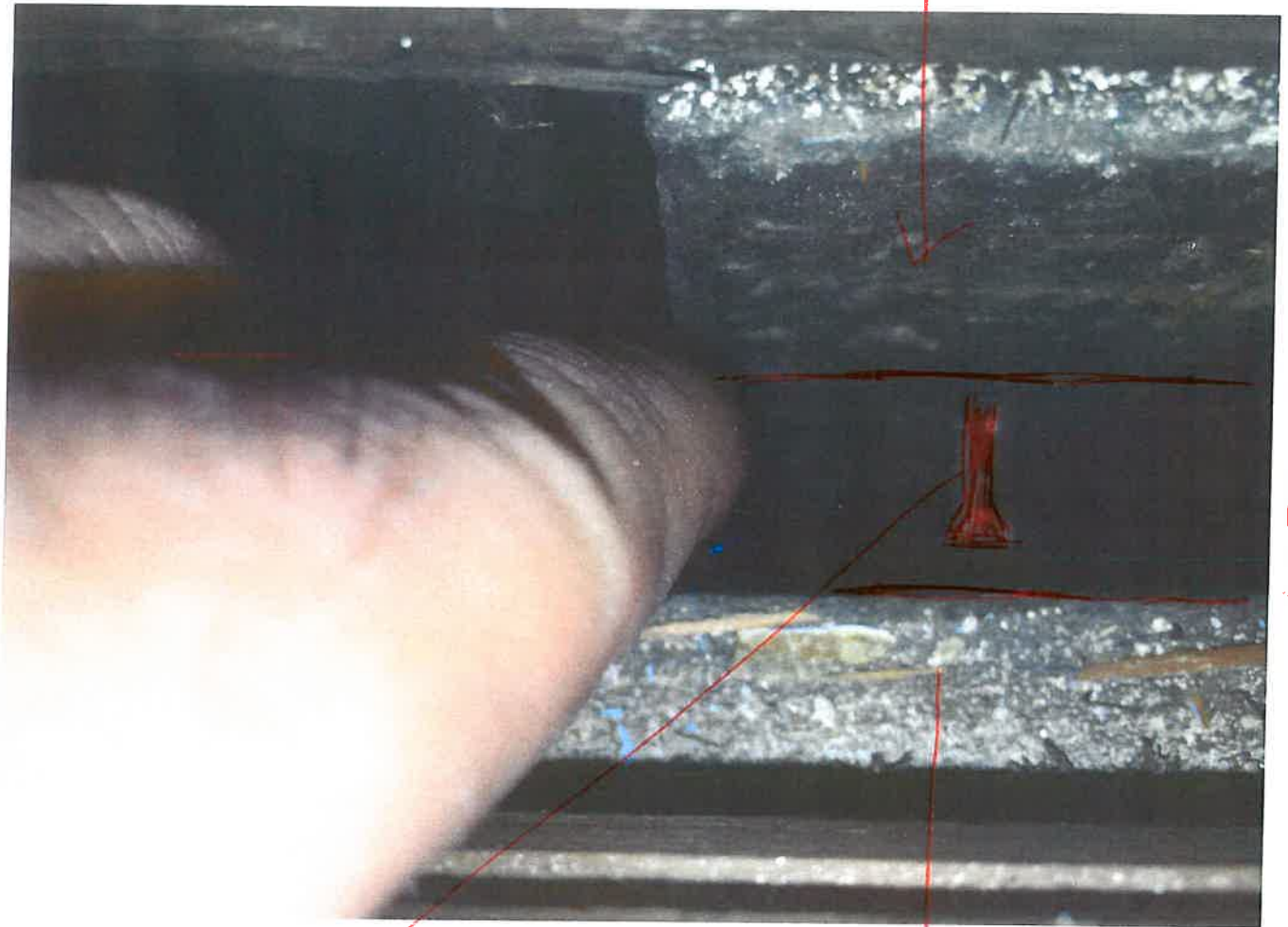
Original House

Addition

Pulling Away + Sinking

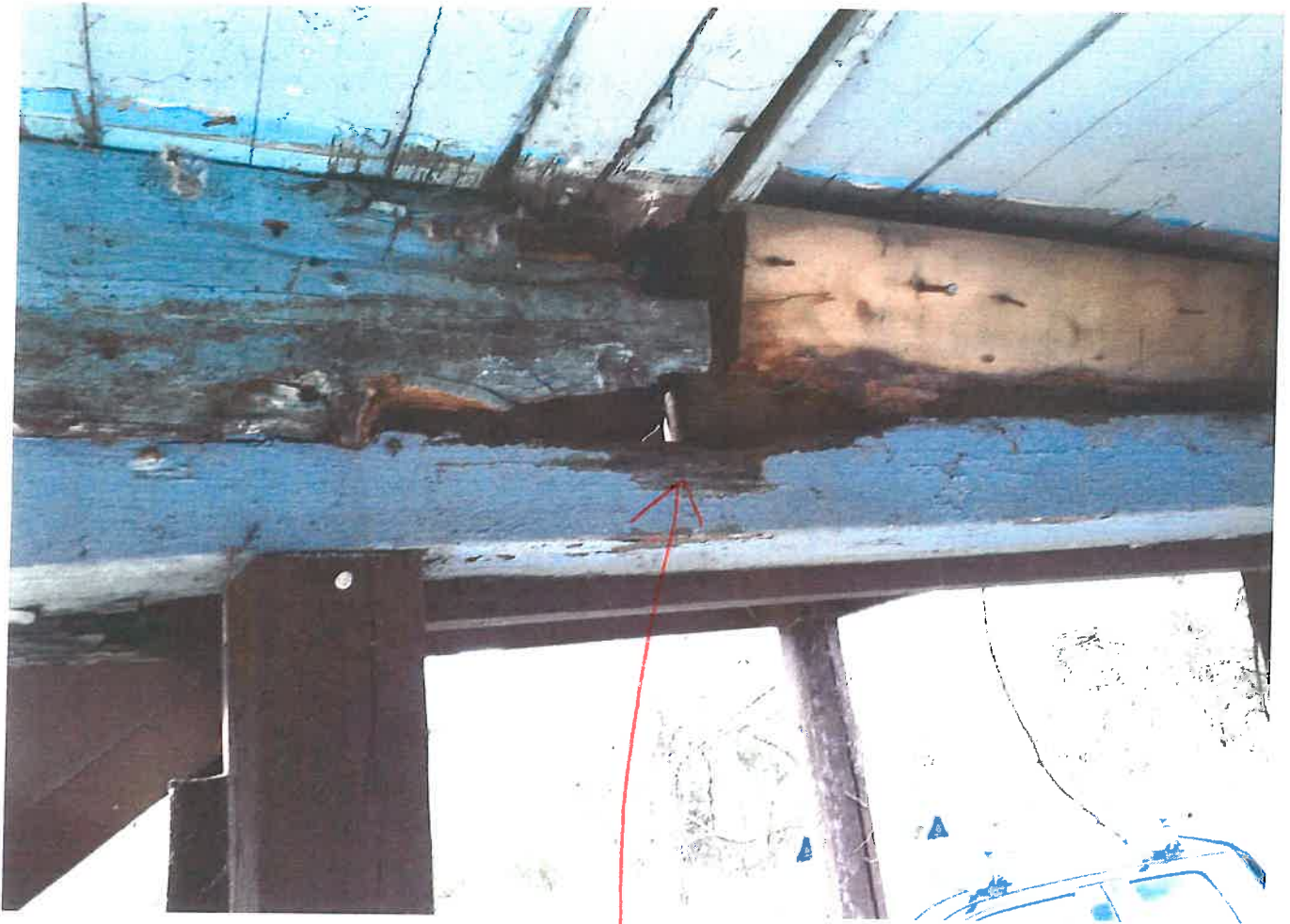


Exterior Wall of House



Nail that should be supporting floor system of addition. 1" gap present

Floor System of Addition - Pulling away from Original House



Rotten Floor Joists under
Weight bearing wall of addition

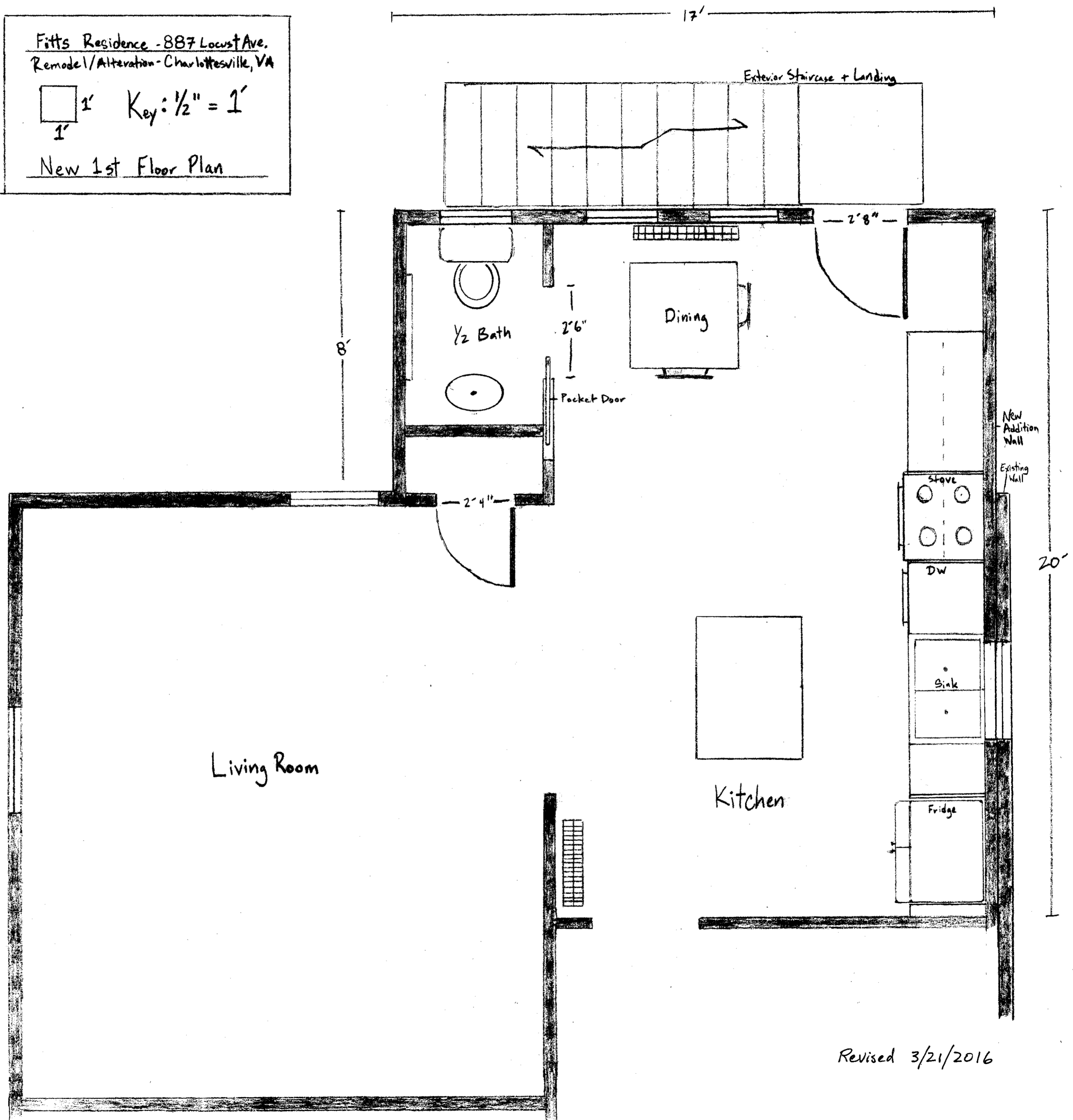


Rot and water damage
present throughout the addition

Fitts Residence - 887 Locust Ave.
Remodel/Alteration - Charlottesville, VA

1' 1' Key: 1/2" = 1'

New 1st Floor Plan



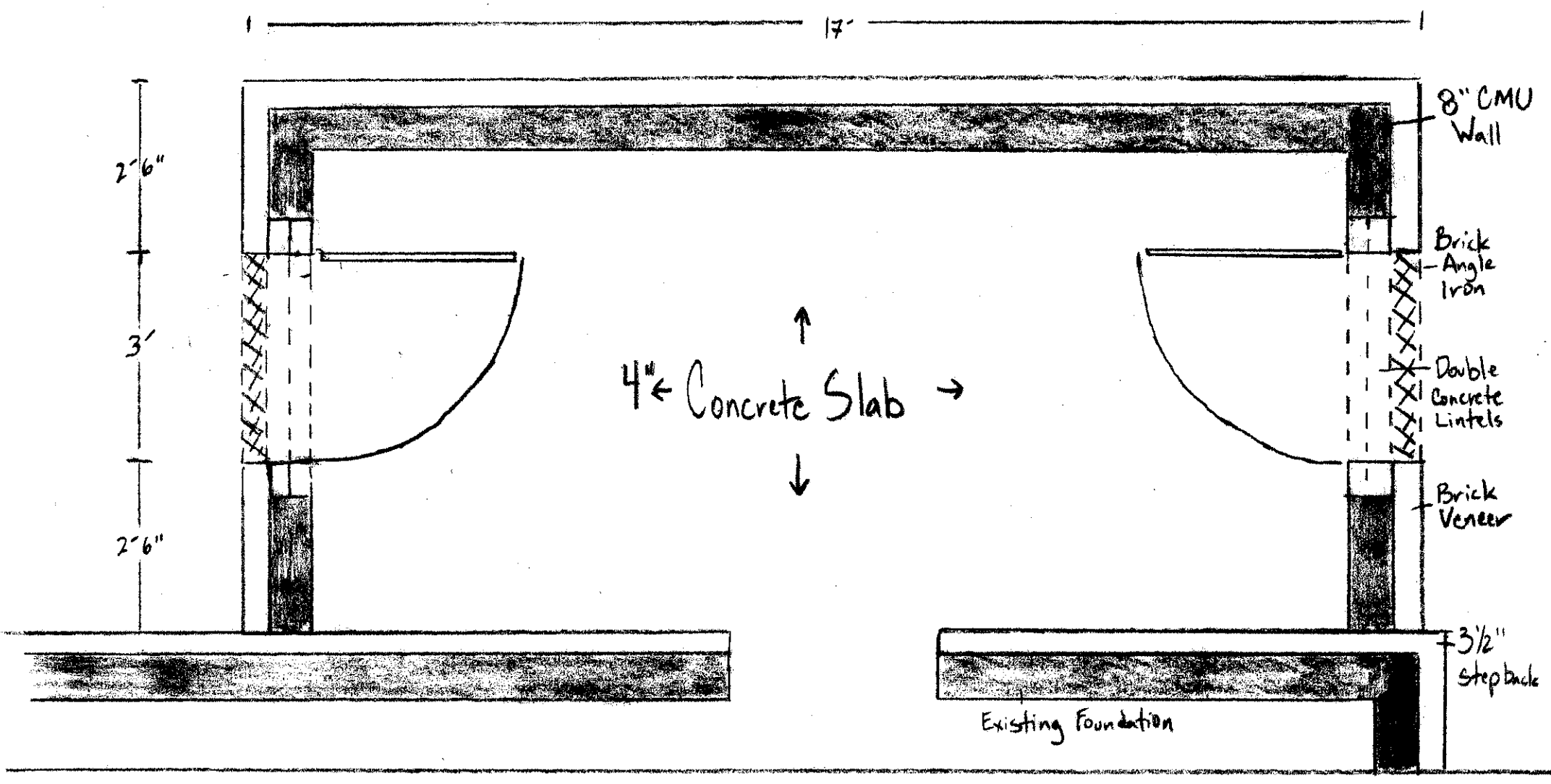
Revised 3/21/2016

Fitt's Residence - 887 Locust Ave
Remodel/Alteration - Charlottesville, VA

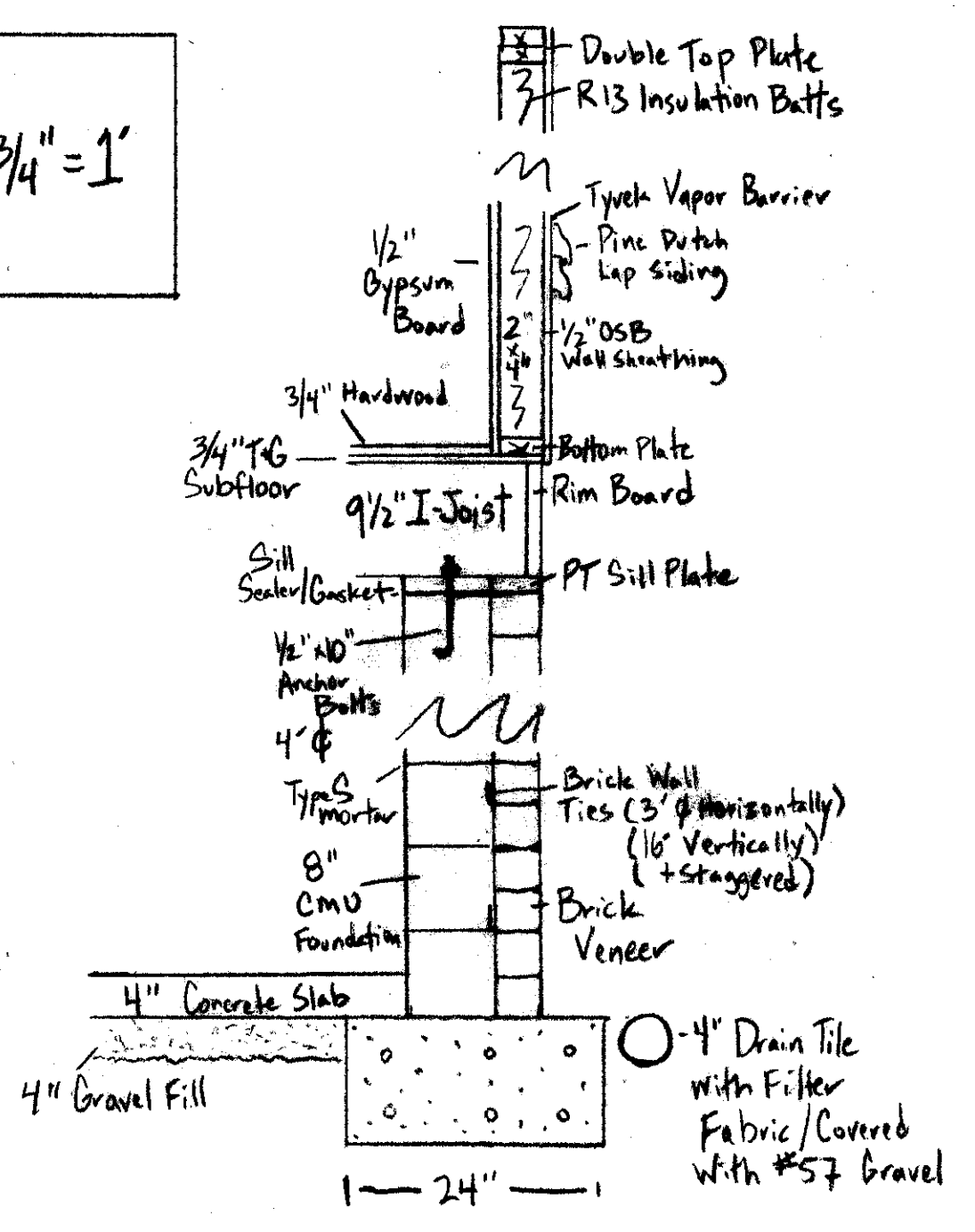
1" Key: 1/2" = 1'

Addition Plans + Specifications

Ground Floor of Addition

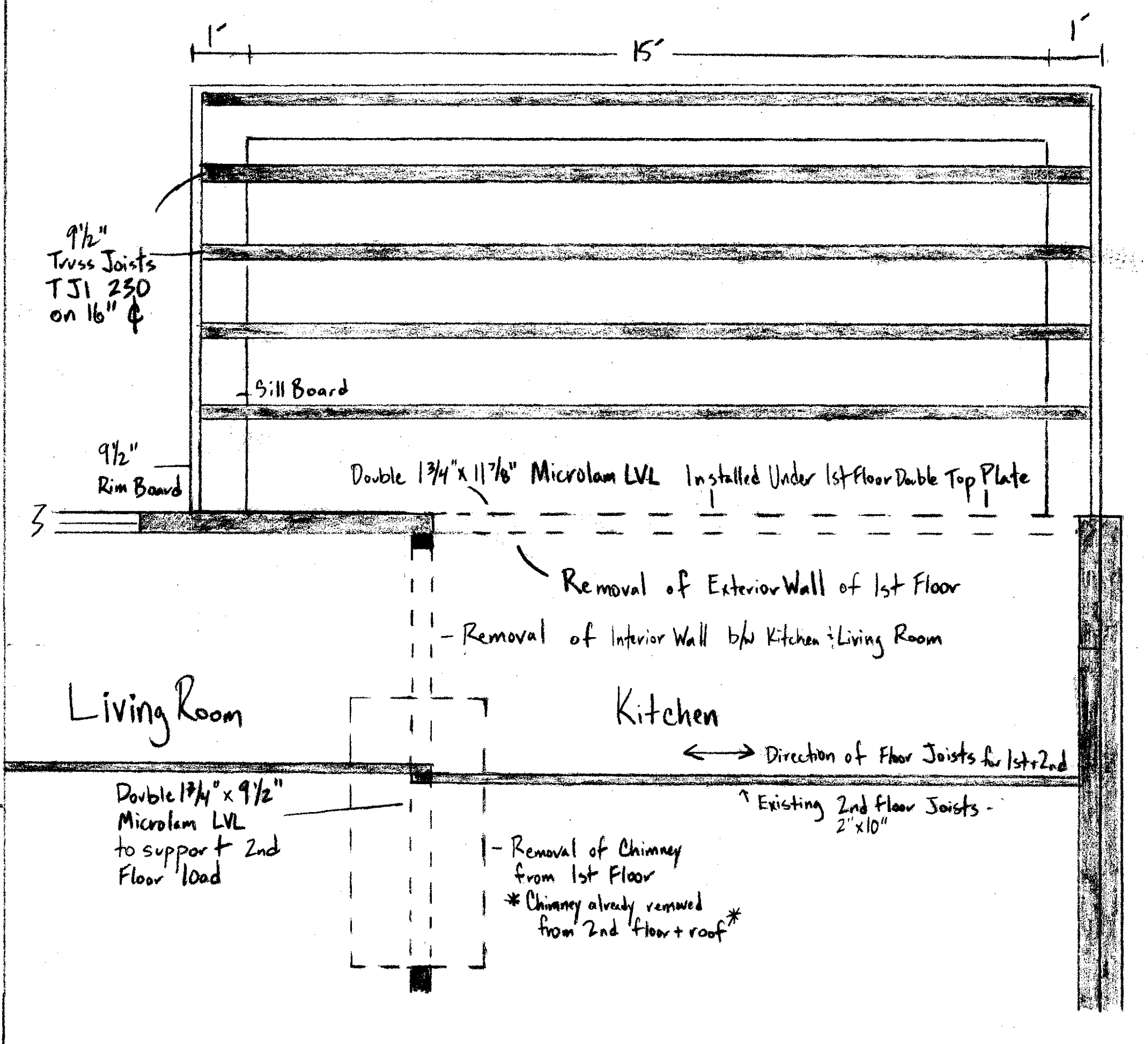


1" Key: 3/4" = 1'

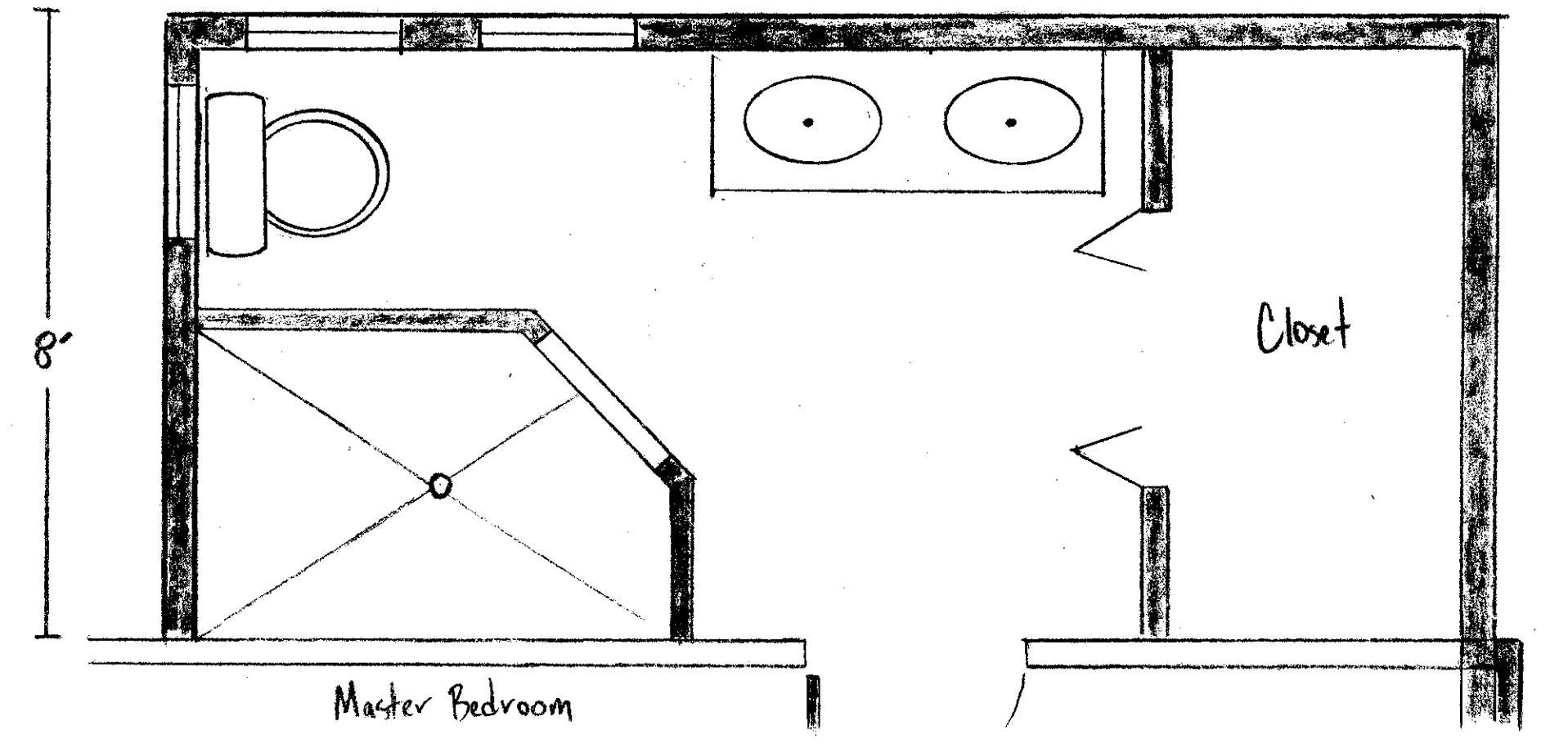


1st Floor Framing + Alterations

* 2nd Floor framed w/ TJI 230-16" φ



Master Bathroom - 2nd Floor of Addition





KEY: 1/2" = 1'
West Elevation

* Eave has set back

* Addition set 3.5" back from corner of original house

Revised 3/21/2016

KEY: 1/2" = 1' - North Elevation
887 Locust Ave. / Addition Remodel/
Charlottesville, VA 22902 / Replacement



* Window Replaced ↑

78'

8'

16'

8'

KEY: 1/2" = 1'
South Elevation

