

**From:** Scala, Mary Joy  
**Sent:** Monday, August 29, 2016 3:15 PM  
**To:** Wolf, Fred  
**Cc:** 'gah@indacoriskadvisors.com'  
**Subject:** BAR Actions - 510 Locust Ave - August 16, 2016

August 29, 2016

Frederick Wolf, Architect  
110-B 2<sup>nd</sup> Street NE; Suite 201  
Charlottesville, VA 22902

**RE: Certificate of Appropriateness Application (Historic Conservation District)**

BAR 16-08-04

510 Locust Avenue

Tax Parcel 540004100

Greg Horridge, Locust Realty LLC, Owner/Frederick Wolf, Architect, Applicant  
Second Story Addition, New Front Door, and New Concrete Wall at Driveway

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 16, 2016. The following action was taken:

**Keesecker moved and Balut seconded a motion to approve the proposed addition as submitted. Approved 6-2 with Miller and Knott opposed.**

This certificate of appropriateness shall expire in 18 months (February 16, 2018), 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](mailto: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](mailto:scala@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
August 16, 2016**



**Certificate of Appropriateness Application (Historic Conservation District)**

BAR 16-08-04

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Tax Parcel 540004100

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**Background**

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

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

May 20, 2014 - The BAR approved (6-1 with Miller opposed) the second story addition, new door and concrete wall as submitted.

November 17, 2015 – The Director of NDS extended the validity of the COA for one year, until November 20, 2016.

**Application**

The applicant is requesting approval to amend the 2014 approval because the client has decided to enlarge the second story addition and in doing so, the massing changed, including the need for a stair on the rear that serves as a second exit from the upper floor as required by code. The previously approved design for elevations, plan and perspectives are attached.

The existing brick building is 23 feet x 85 feet (1955 sq ft). The proposed second story addition maintains the same front deck as the previous approval, but extends all the way to the rear. A new stair will add on to the rear approximately 6 feet. Like the previous addition, this one is also wider than the existing building, but the massing design is more articulated.

The siding material on the side “boxes” will be Roofinox horizontal cladding in brushed stainless. The main mass that extends higher than the sides will be synthetic wood panels. The existing brick will be painted to unify the base, because the brick is modern, not unique, and a rear brick addition was not well-matched. Painted metal slats are used on the rear stair screen wall.

New windows and doors will be clear anodized aluminum storefront. New railings will be painted steel guardrail.

**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 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 Historic 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 19<sup>th</sup> and Early 20<sup>th</sup> 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*

**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

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

**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

**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: \_\_\_\_\_

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

**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)

 7.26.16  
Signature \_\_\_\_\_ Date \_\_\_\_\_

**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 2182 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 6 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**

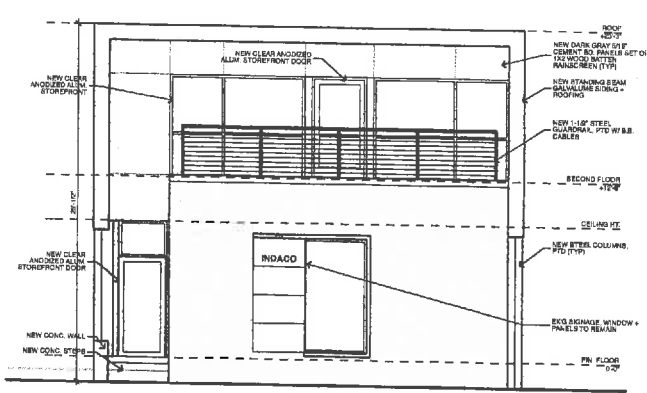
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Date Received: 7/27/16

Approved/Disapproved by: \_\_\_\_\_

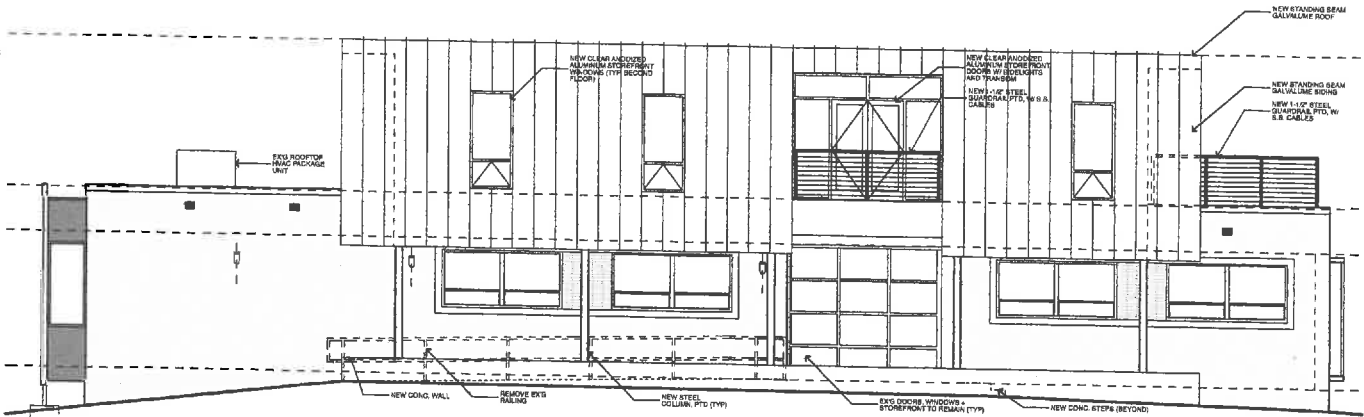
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Conditions of approval: \_\_\_\_\_

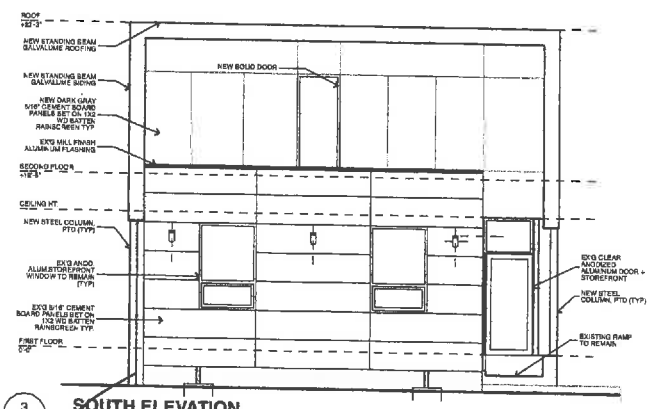
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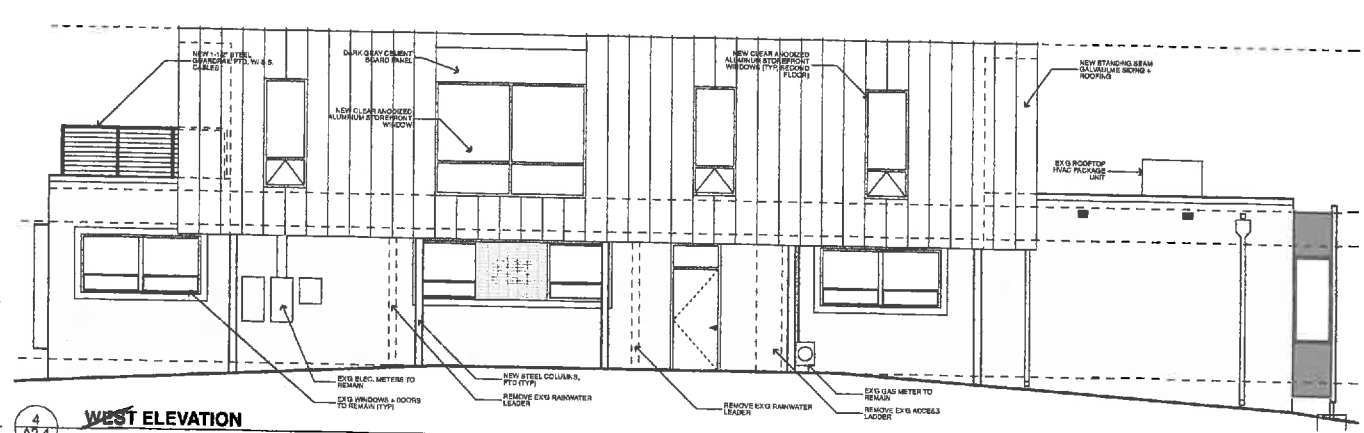
1 NORTH ELEVATION  
WEST  
A2.4



2 EAST ELEVATION  
NORTH  
A2.4



3 SOUTH ELEVATION  
EAST  
A2.4



4 WEST ELEVATION  
SOUTH  
A2.4

WOLF ACKERMAN DESIGN

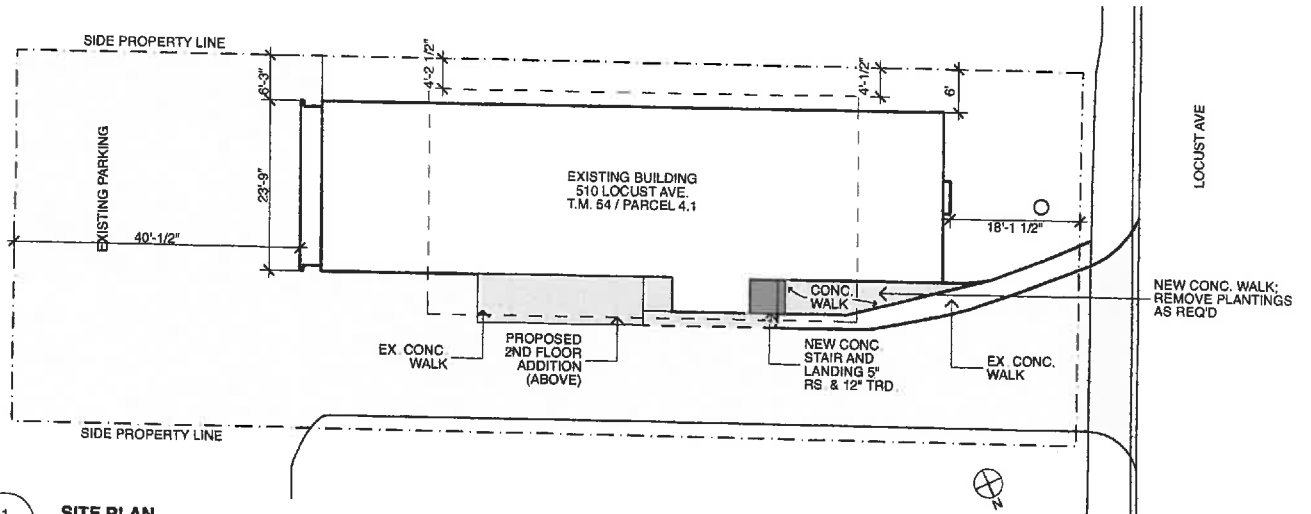
Indaco

510 Locust Avenue Proposal April 29, 2014

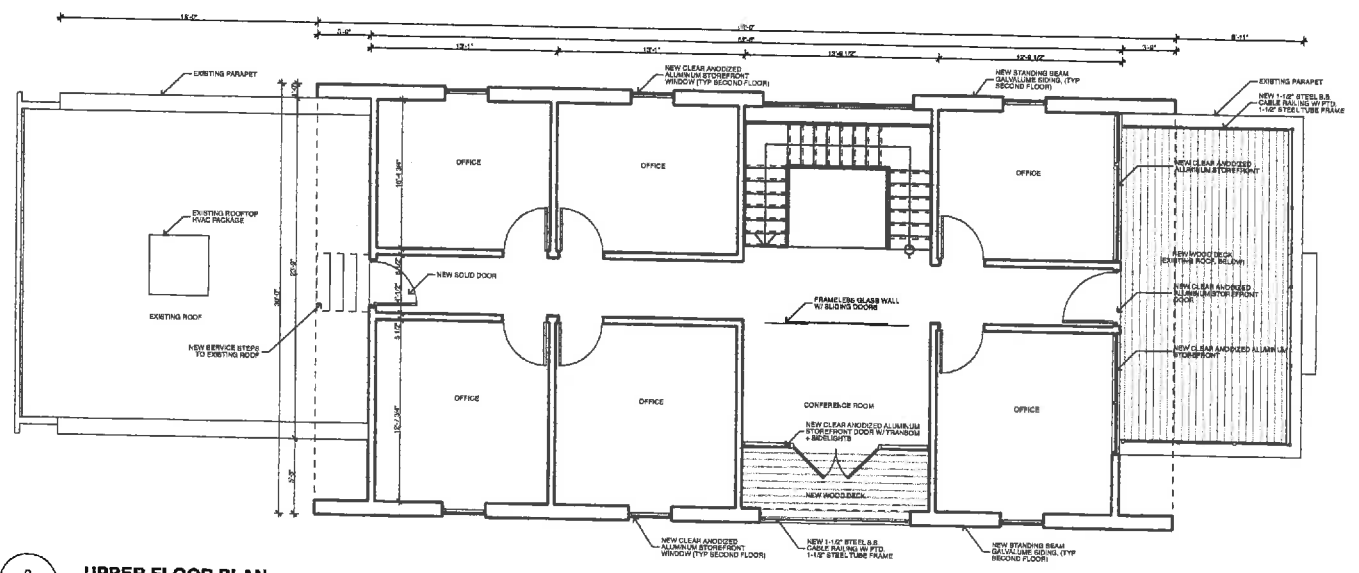
1/8" = 1'-0"

Elevations

Previously Approved



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



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

*Previously Approved*

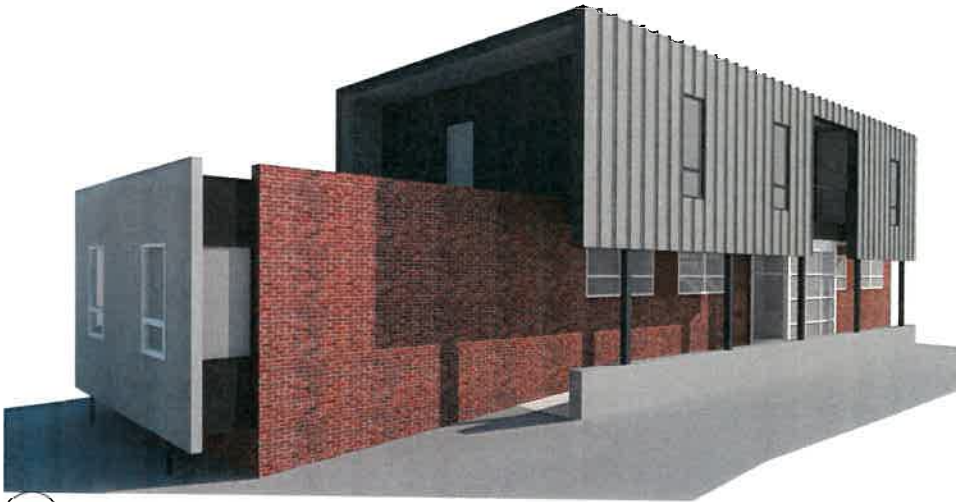




1  
A2.7  
**NORTHWEST PERSPECTIVE**  
SCALE: 1:1.97



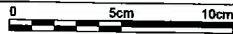
2  
A2.7  
**SOUTHWEST PERSPECTIVE**  
SCALE: 1:1.97



3  
A2.7  
**NORTHEAST PERSPECTIVE**  
SCALE: 1:2.44



1  
A2.7  
**NORTHWEST PERSPECTIVE**  
SCALE: 1:2.41



WOLF ACKERMAN DESIGN

Indaco

510 Locust Avenue Proposal April 29, 2014

1:2.4  
Model Images

*Previously Approved*

## Scala, Mary Joy

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**From:** Fred Wolf <fw@wolfackerman.com>  
**Sent:** Friday, August 12, 2016 10:39 AM  
**To:** Scala, Mary Joy  
**Subject:** Re: 510 Locust

Mary Joy,

All glass will be clear - I realize the rendering seems to show it tinted. That was because the model is just a shell and if the glass were rendered clear, it would look confusing. I don't have a spec though.

Site plan was amended to accommodate needed parking once and a revision to the amendment has been revised to include the rear stair we added to accommodate the second exit needed from the 2nd story.

I will bring samples - the synthetic wood panels are by Parklex FYI (<http://www.parklex.com/usa/>).  
See you next week. Thanks,

Fred

WOLF | ACKERMAN *architecture + design*  
110-B Second Street NE • Charlottesville, Virginia 22902  
ph 434.296.4848 • fx 434.296.4877

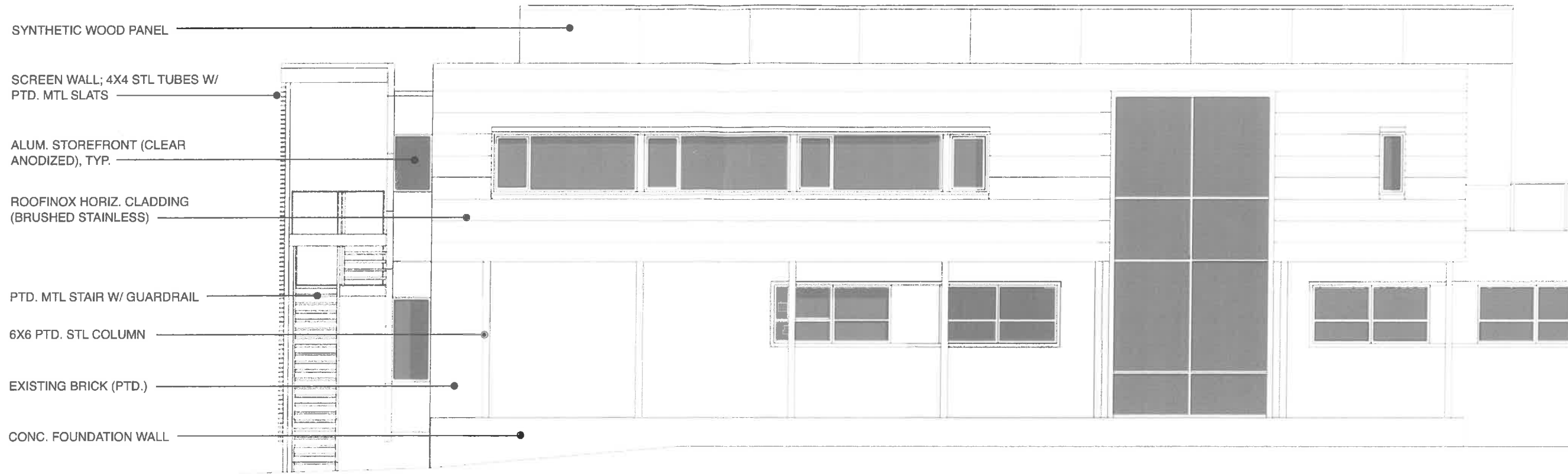
visit us @ [www.wolfackerman.com](http://www.wolfackerman.com)

On Aug 12, 2016, at 10:23 AM, Scala, Mary Joy <[scala@charlottesville.org](mailto:scala@charlottesville.org)> wrote:

Do you have VLT and VLR specs for the proposed glass? (It should be clear).  
Are you changing the site plan at all? If so, can I get a copy of the site plan ( landscape plan)?  
Will you bring samples to the meeting? What brand is the synthetic wood?

Thanks!

**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](mailto:scala@charlottesville.org)



SYNTHETIC WOOD PANEL

SCREEN WALL; 4X4 STL TUBES W/  
PTD. MTL SLATS

ALUM. STOREFRONT (CLEAR  
ANODIZED), TYP.

ROOFINOX HORIZ. CLADDING  
(BRUSHED STAINLESS)

PTD. MTL STAIR W/ GUARDRAIL

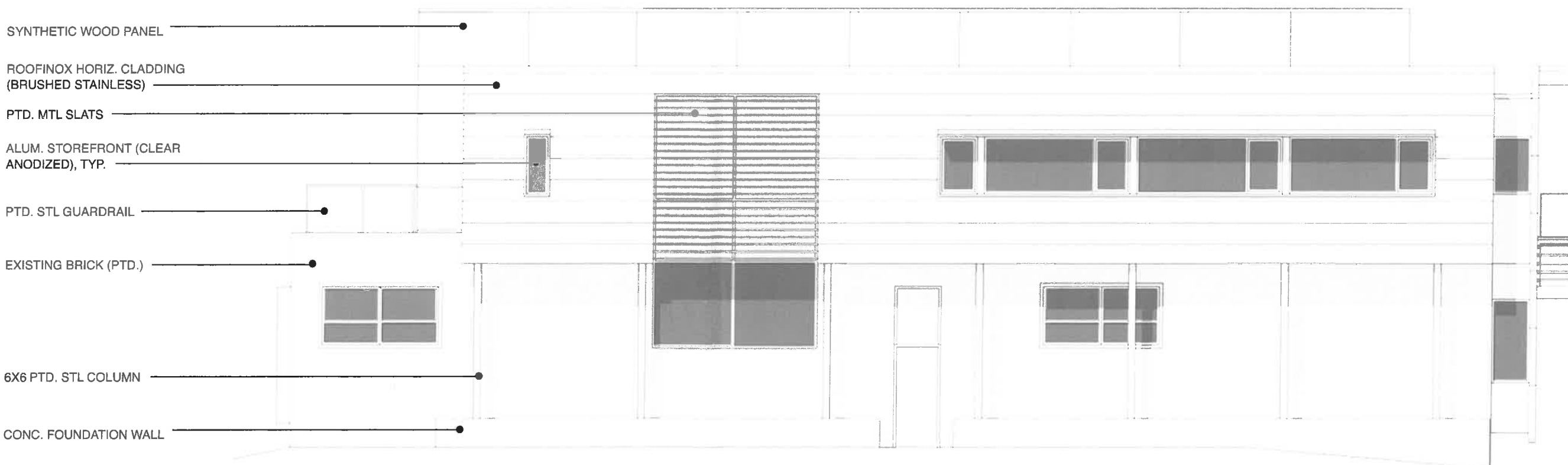
6X6 PTD. STL COLUMN

EXISTING BRICK (PTD.)

CONC. FOUNDATION WALL

NORTH ELEVATION

1/8" = 1'-0"



SYNTHETIC WOOD PANEL

ROOFINOX HORIZ. CLADDING  
(BRUSHED STAINLESS)

PTD. MTL SLATS

ALUM. STOREFRONT (CLEAR  
ANODIZED), TYP.

PTD. STL GUARDRAIL

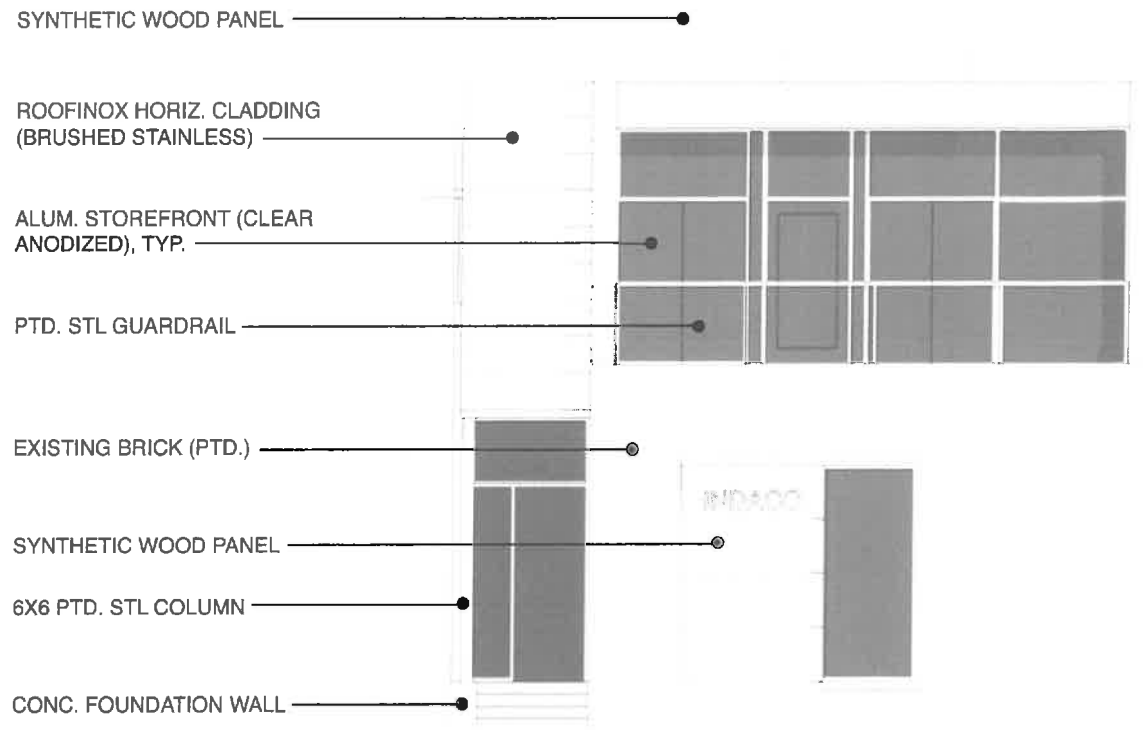
EXISTING BRICK (PTD.)

6X6 PTD. STL COLUMN

CONC. FOUNDATION WALL

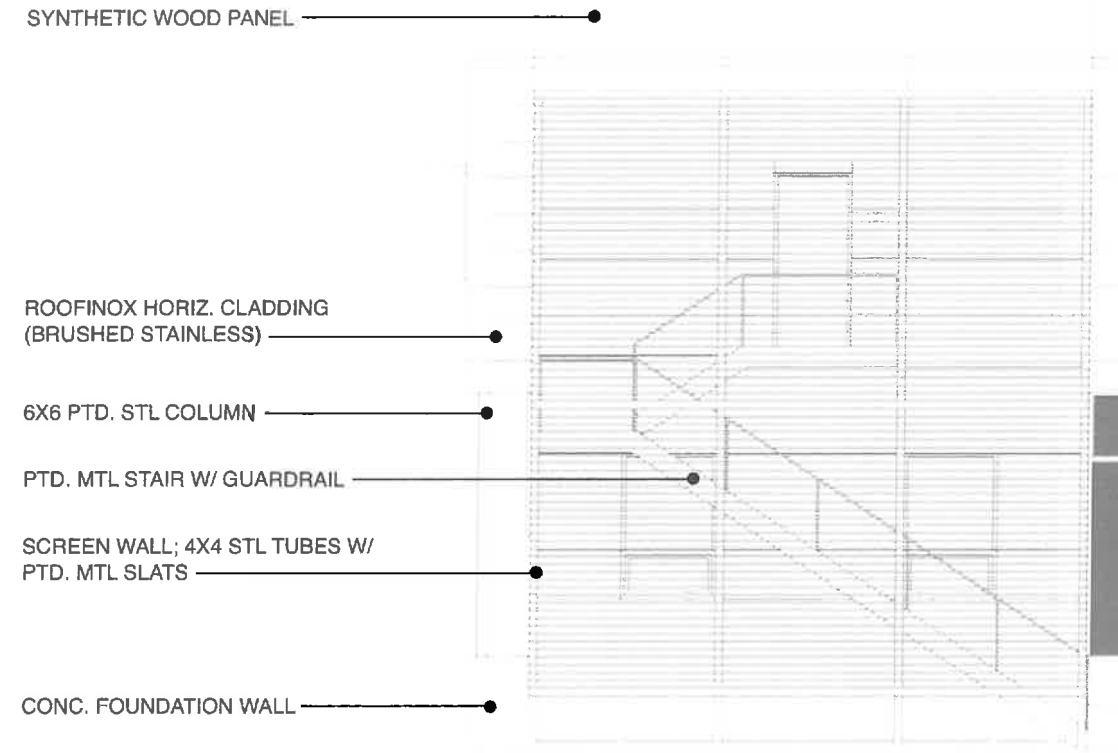
SOUTH ELEVATION

1/8" = 1'-0"



WEST ELEVATION

1/8" = 1'-0"



EAST ELEVATION

1/8" = 1'-0"







NORTHWEST



NORTHEAST



SOUTHWEST



SOUTHEAST





CFA INSTITUTE



400 LOCUST AVENUE



506 LOCUST AVENUE



516 LOCUST AVENUE

WOLF ACKERMAN DESIGN

**INDACO OFFICES - 510 LOCUST AVENUE PROPOSAL**





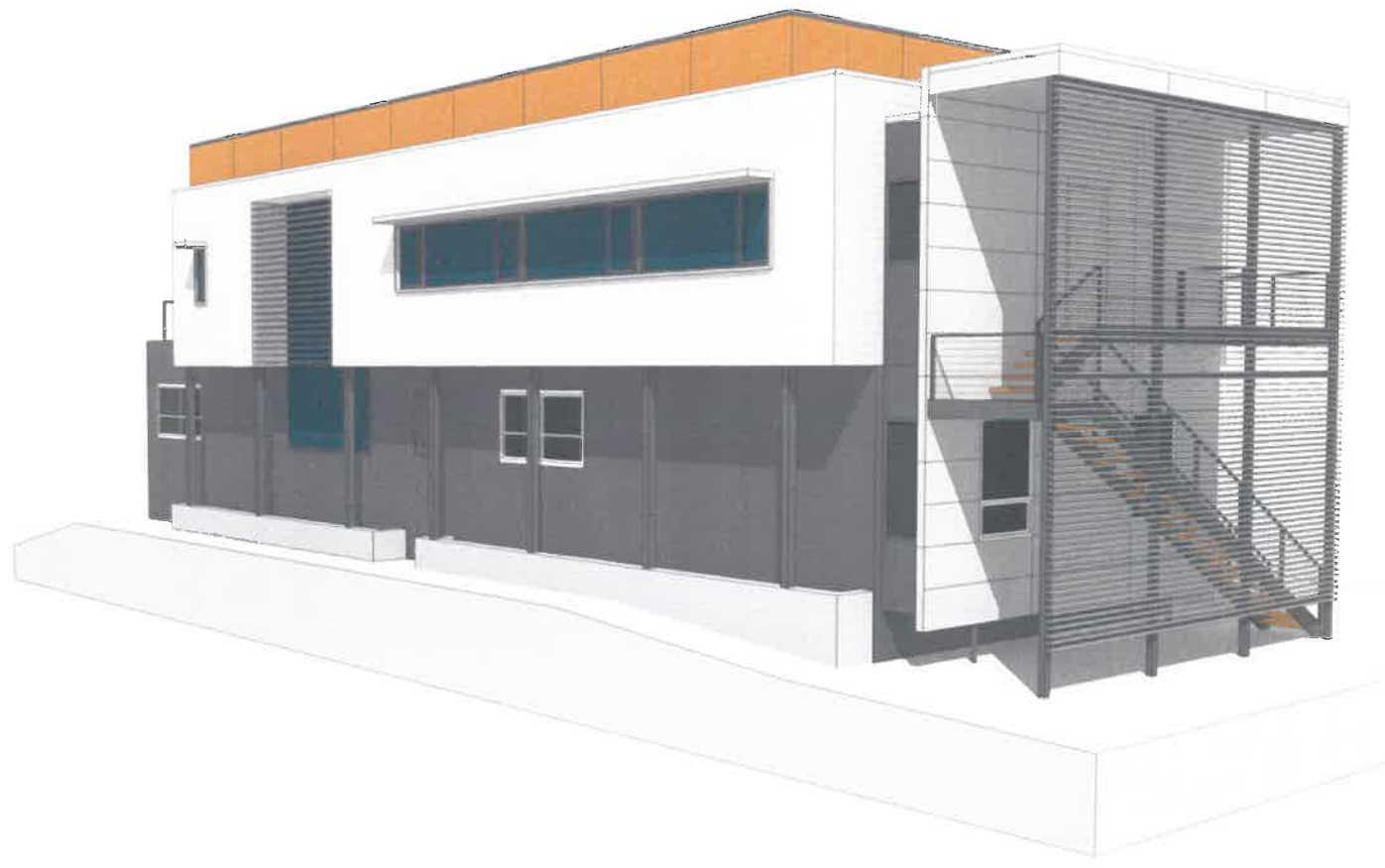
NORTHWEST



NORTHEAST



SOUTHWEST



SOUTHEAST