

Mess, Camie

From: Mess, Camie
Sent: Friday, January 26, 2018 4:23 PM
To: Lindsey Munson (lindsey@montessoriofcville.org)
Subject: BAR Action- January 17, 2018 - 1602 Gordon Avenue

January 26, 2018

Certificate of Appropriateness Application

BAR 18-01-03
1602 Gordon Avenue
Tax Parcel 090013000
Montessori Education Trust, Inc., Owner/ Lindsey Munson, Applicant
New addition

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on January 17, 2018. The following action was taken:

Miller moved to accept the applicant's request for deferral. Balut seconded. Approved (6-0.)

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

Sincerely yours,

Camie Mess
Assistant Preservation and Design Planner

Camie Mess
Assistant Preservation and Design Planner
City of Charlottesville Neighborhood Development Services
610 E. Market Street, P.O. Box 911, Charlottesville, Virginia 22902
Phone: (434) 970-3398
E-mail: messc@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
January 17, 2018**



Certificate of Appropriateness Application

BAR 18-01-03

1602 Gordon Avenue

Tax Parcel 090013000

Montessori Education Trust, Inc., Owner/ Lindsey Munson, Applicant

New addition and various site improvements

Background

The Dabney-Thompson House, a Victorian house built in 1894, is located in the Rugby Road-University Circle-Venable Neighborhood ADC District.

August 15, 2006 - The BAR voted unanimously to approve the sandbox location in the northwest corner; the planting beds in the east side and front yards; the peace pole in the front yard; and moving the existing black wrought iron fence toward Gordon Avenue to accommodate a small parking area in the west side yard, as submitted.

Application

The application is to add a single story addition on the east and various site improvements including an accessible route to the new addition and changes to the landscaping.

The addition is a single story addition on the east side of the lot. It borrows architectural elements from the Victorian details of the main structure in chamfered corners and similar brackets (to mimic the spandrels found in the gable on the original structure.) Building materials include cementitious lap siding and scallop siding, aluminum clad windows, and roof shingles to match existing.

The Landscaping Changes Include:

- Removing
 - site stairs and block wall
 - holly bush
 - heat pump, screen fence, and landscape timber
 - boxwoods
 - planting beds
 - holly bushes and crepe myrtles

and

- Reconfiguring stairs and create accessible walkway to addition
- Extend railing on retaining wall to match existing (black metal)
- Extend walkway
- Re-work fence and add gate
- Relocate garden to this area

Discussion

Review Criteria Generally

Sec. 34-284(b) of the City Code states that,

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 Design Guidelines established by the board pursuant to Sec.34-288(6); and*
- (2) The proposal is incompatible with the historic, cultural or architectural character of the district in which the property is located or the protected property that is the subject of the application.*

Pertinent Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
- (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
- (4) The effect of the proposed change on the historic district neighborhood;*
- (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
- (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Guidelines for Site Design & Elements include:

B. PLANTINGS

Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.

- 1. Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to an "avenue" effect.*
- 2. Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.*
- 3. Use trees and plants that are indigenous to the area.*
- 4. Retain existing trees and plants that help define the character of the district, especially street trees and hedges.*
- 5. Replace diseased or dead plants with like or similar species if appropriate.*
- 6. When constructing new buildings, identify and take care to protect significant existing trees and other plantings.*
- 7. Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.*
- 8. Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally*

C. WALLS AND FENCES

There is a great variety of fences and low retaining walls in Charlottesville's historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.

1. *Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.*
2. *When a portion of a fence needs replacing, salvage original parts for a prominent location.*
3. *Match old fencing in material, height, and detail.*
4. *If it is not possible to match old fencing, use a simplified design of similar materials and height.*
5. *For new fences, use materials that relate to materials in the neighborhood.*
6. *Take design clues from nearby historic fences and walls.*
7. *Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.*
8. *Traditional concrete block walls may be appropriate.*
9. *Modular block wall systems or modular concrete block retaining walls are strongly discouraged, but may be appropriate in areas not visible from the public right-of-way.*
10. *If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.*
11. *Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.*
12. *Fences should not exceed six (6) feet in height in the side and rear yards.*
13. *Fence structure should face the inside of the fenced property.*
14. *Relate commercial privacy fences to the materials of the building. If the commercial property adjoins a residential neighborhood, use brick or painted wood fence or heavily planted screen as a buffer.*
15. *Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.*
16. *Retaining walls should respect the scale, materials and context of the site and adjacent properties.*
17. *Respect the existing conditions of the majority of the lots on the street in planning*

E. WALKWAYS AND DRIVEWAYS

Providing circulation and parking for the automobile on private sites can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate paving materials in conjunction with strategically placed plantings can help reinforce the character of each district while reducing the visual impact of driveways.

1. *Use appropriate traditional paving materials like brick, stone, and scored concrete.*
2. *Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.*
3. *Gravel or stone dust may be appropriate, but must be contained.*
4. *Stamped concrete and stamped asphalt are not appropriate paving materials.*
5. *Limit asphalt use to driveways and parking areas.*
6. *Place driveways through the front yard only when no rear access to parking is available.*
7. *Do not demolish historic structures to provide areas for parking.*
8. *Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.*

Pertinent Design Review Guidelines for New Construction and Additions

P. Additions

The following factors shall be considered in determining whether or not to permit an addition to a contributing structure or protected property:

(1) Function and Size

- a. *Attempt to accommodate needed functions within the existing structure without building an addition.*
- b. *Limit the size of the addition so that it does not visually overpower the existing building.*

(2) Location

- a. Attempt to locate the addition on rear or side elevations that are not visible from the street.*
- b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.*
- c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.*

(3) Design

- a. New additions should not destroy historic materials that characterize the property.*
- b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*

(4) Replication of Style

- a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.*
- b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.*

(5) Materials and Features

- a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.*

(6) Attachment to Existing Building

- a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.*
- b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.*

Recommendations

Staff recommends that the BAR look at the massing and location of the addition to see if it visually fits into the site. Staff feels the materials and features of the addition are appropriate.

In addition, staff would like the applicant to look at a potential landscaping plan to replace the various plants that are being removed to make room for the addition.

Suggested Motions

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed addition and various site improvements satisfy the BAR's criteria and are compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that the BAR approves the application as submitted (or with the following modifications...).

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



January 3, 2018

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

BAR 18-01-03

1602 Gordon Avenue

Tax Parcel 090013000

Montessori Education Trust, Inc., Owner/ Lindsey Munson, Applicant

New addition

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Wednesday January 17, 2018, 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 'Camie Mess'.

Camie Mess

Assistant Preservation and Design Planner



Board of Architectural Review (BAR) RECEIVED
Certificate of Appropriateness

DEC 22 2017

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

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 Montessori Education Trust, INC. Applicant Name Lindsey Munson
Project Name/Description The Montessori School of Charlottesville Parcel Number T.M. 9-13
Project Property Address 1602 Gordon Avenue, Charlottesville, VA. 22903

Applicant Information

Address: 1602 Gordon Avenue
Email: lindsey@montessoriofcharlottesville.org
Phone: (W) 434-295-0029 (C) _____

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (C) _____

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.

Lindsey Munson 12-21-2017
Signature for Montessori Education Trust Date

Lindsey Munson 12-21-2017
Print Name Date

Property Owner Permission (if not applicant)

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

Signature _____ Date _____

Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary): One story addition featuring a toddler classroom and adult classroom connecting to existing stair tower in the rear of the property. Also, site improvements to provide accessible route to new addition.

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

Project description, vicinity map, site plans, existing building photos, floor plans, building renderings

For Office Use Only
Received by: D. Barnore
Fee paid: \$125⁰⁰ Cash/Ck. # 9613
Date Received: 12/22/2017
Revised 2016
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____
P17-0218

**MONTESSORI SCHOOL OF CHARLOTTESVILLE
CLASSROOM ADDITION**



APPLICANT:
Montessori School of Charlottesville (M.S.C.)
ADDRESS:
1602 Gordon Avenue, Venable Neighborhood

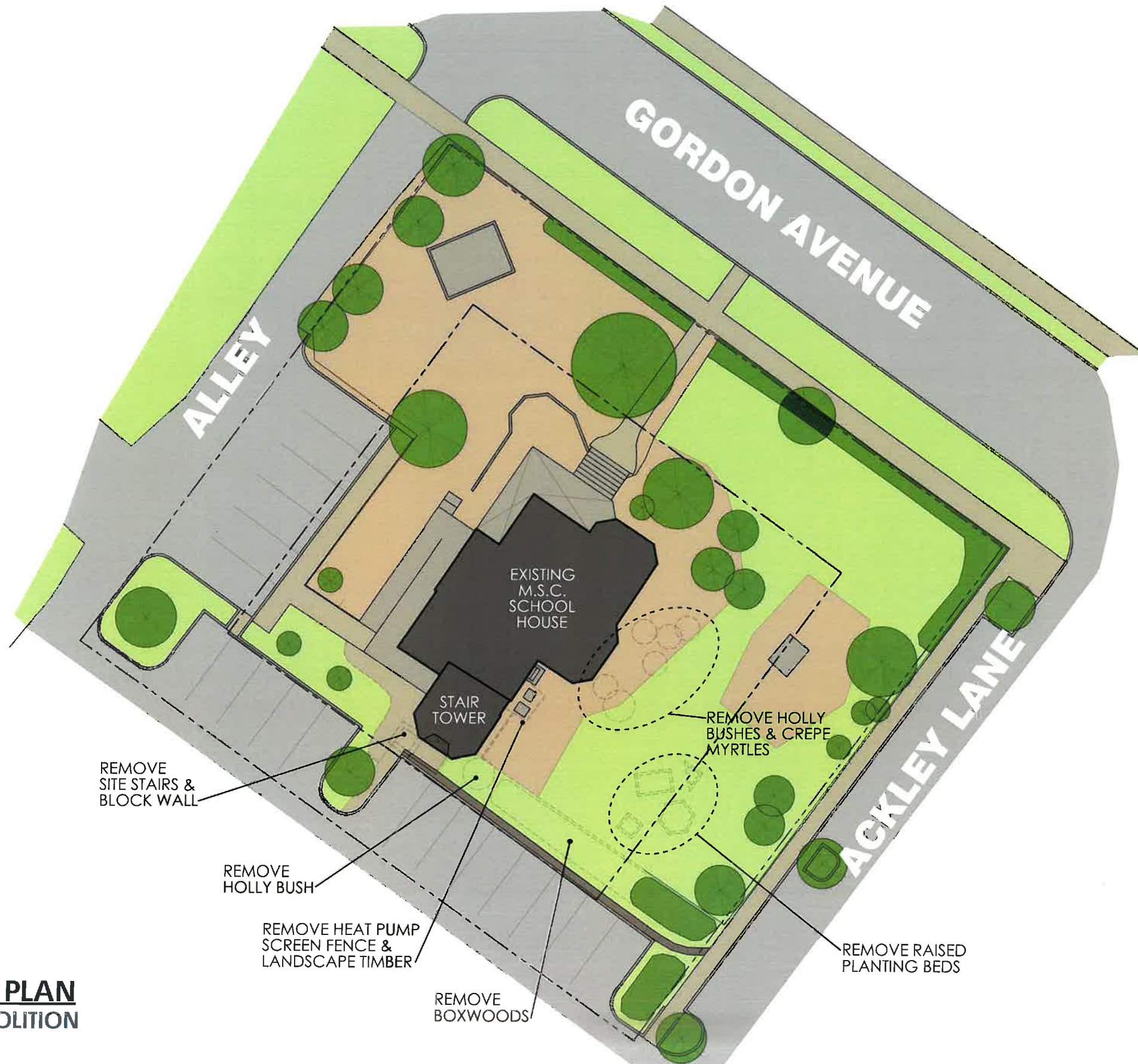
PROJECT DESCRIPTION:
One story addition in the southeast portion of the site that will feature a toddler classroom, an adult meeting room, adult and toddler restrooms, connection to existing stair tower, and improved accessible exterior walkways

MONTESSORI SCHOOL OF CHARLOTTESVILLE
CLASSROOM ADDITION



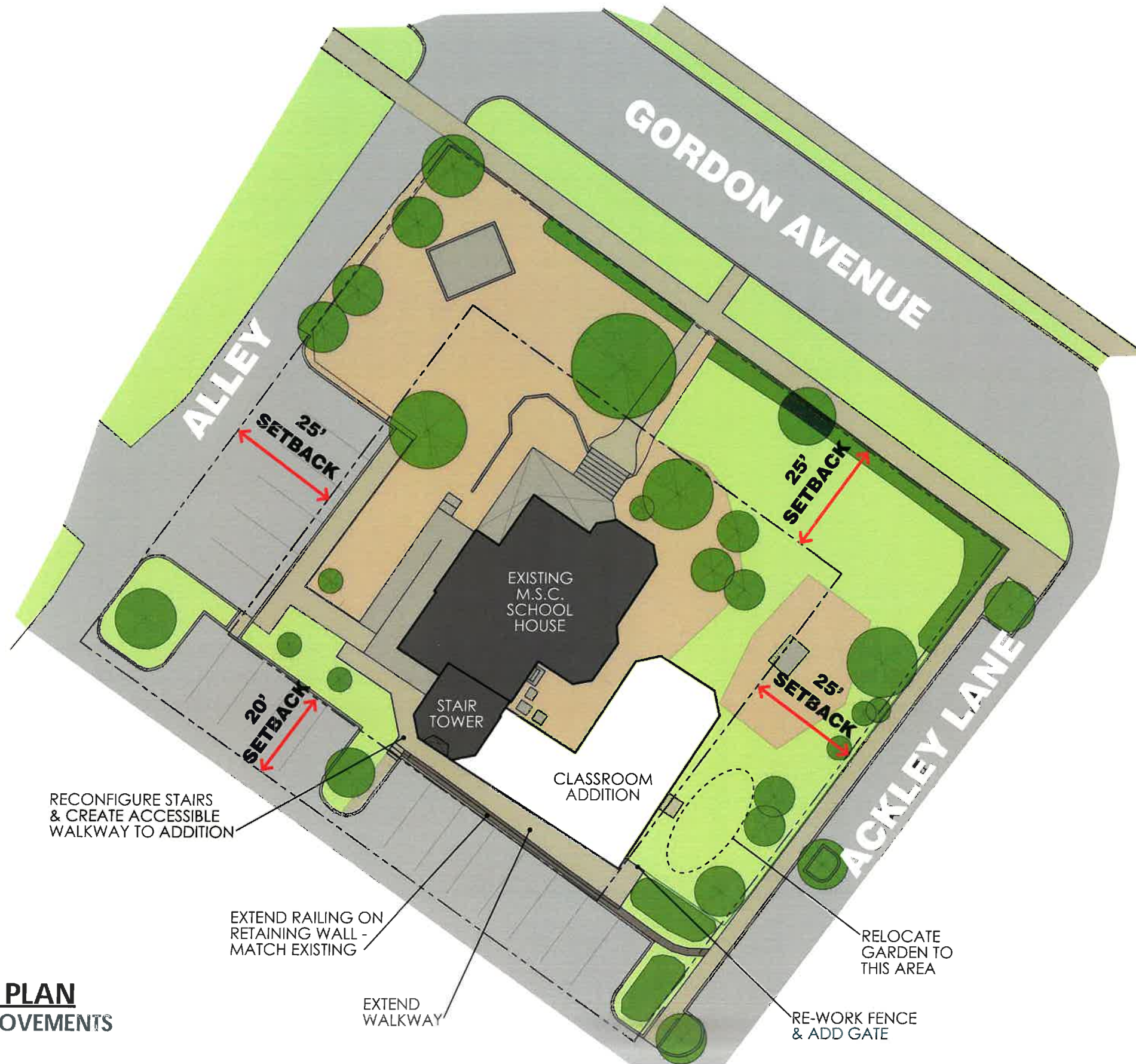
SITE PLAN
EXISTING CONDITIONS

MONTESSORI SCHOOL OF CHARLOTTESVILLE
CLASSROOM ADDITION



SITE PLAN
DEMOLITION

MONTESSORI SCHOOL OF CHARLOTTESVILLE
CLASSROOM ADDITION



SITE PLAN
IMPROVEMENTS

RECONFIGURE STAIRS
& CREATE ACCESSIBLE
WALKWAY TO ADDITION

EXTEND RAILING ON
RETAINING WALL -
MATCH EXISTING

EXTEND
WALKWAY

RELOCATE
GARDEN TO
THIS AREA

RE-WORK FENCE
& ADD GATE

MONTESSORI SCHOOL OF CHARLOTTESVILLE

CLASSROOM ADDITION

EXISTING IMAGES



VIEW FROM GORDON AVENUE

The original Victorian home was built in 1894 by UVA professor Richard Dabney. In the mid- 1970s, the structure served as the Central Outpatient Clinic of the Blue Ridge Comprehensive Community Health Center. During the 1990s, the structure was home to a learning center for educational testing of students. Following that, the property was owned by Westminster Daycare until it was acquired in 2006 by the Montessori School of Charlottesville.

VIEW FROM CORNER OF GORDON AVENUE & ACKLEY LANE

The Montessori School of Charlottesville, which was founded in 1976, is an independent non-denominational school open to children of all backgrounds. The school became a non-profit in 2002. Originally located solely at Cutler Lane, the school expanded in the summer of 2006, adding its compus at the 1602 Gordon Avenue property.



**MONTESSORI SCHOOL OF CHARLOTTESVILLE
CLASSROOM ADDITION**

EXISTING IMAGES



VIEW FROM GORDON AVENUE

The original house boasts Victorian detailing including brackets at chamfered corners and spandrels in the gable. The siding transitions from horizontal lap siding to scallop siding in the gables.



VIEW FROM ACKLEY LANE

**MONTESSORI SCHOOL OF CHARLOTTESVILLE
CLASSROOM ADDITION**

EXISTING IMAGES



VIEW FROM ACKLEY LANE

During the period of time the building was occupied by Westminster Daycare, a stair tower was added to the rear of the building. The addition is constructed of concrete block and clad in stucco. The color of the stucco matches the tan siding of the original house. The corners of the stair tower are chamfered to echo the design of the original house.



VIEW FROM MARTHA JEFFERSON HOUSE

The Montessori School of Charlottesville uses this entrance through the stair tower as their main entrance for students in the morning. It provides access to the main floor and upstairs classrooms. The proposed addition will attach to this stair tower.



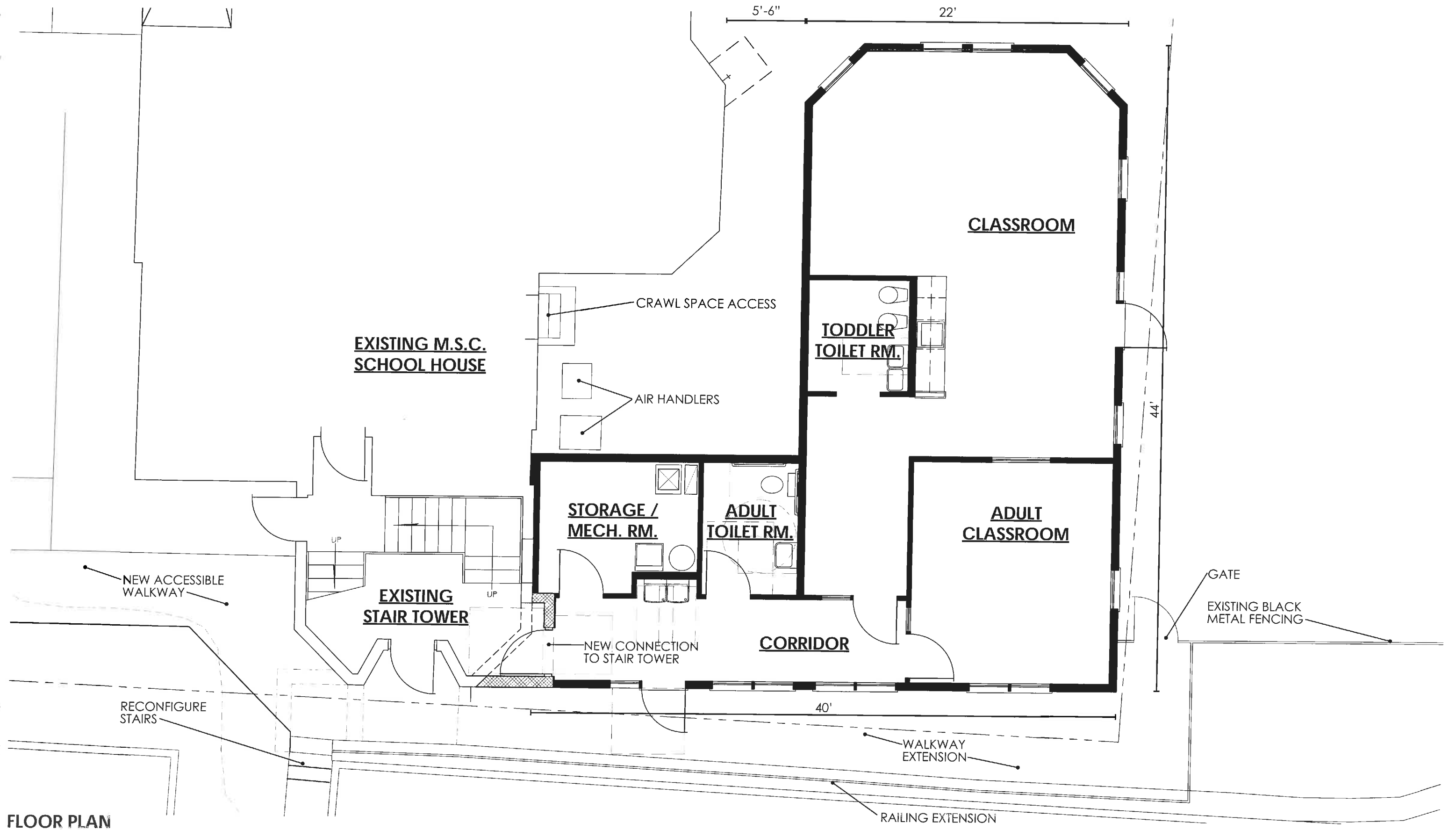
VIEW OF STAIR TOWER ENTRANCE

VIEW OF STAIR TOWER ENTRANCE



**MONTESSORI SCHOOL OF CHARLOTTESVILLE
CLASSROOM ADDITION**

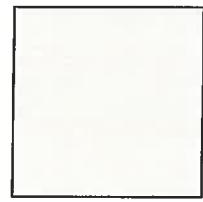
PROPOSED BUILDING



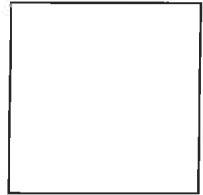
FLOOR PLAN

**MONTESSORI SCHOOL OF CHARLOTTESVILLE
CLASSROOM ADDITION**

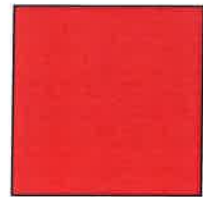
PROPOSED BUILDING



LAP SIDING COLOR -
TO MATCH EXISTING
SWIRLING SMOKE PPG# 1007-2



SCALLOP SIDING COLOR -
TO MATCH EXISTING
WHITE



DOOR COLOR -
TO MATCH EXISTING
RED GUMBALL PPG# 1187-7



ROOF SHINGLES -
MATCH EXISTING

CEMENTITIOUS
SCALLOP SIDING -
MATCH EXISTING

BLACK METAL
RAILING -
MATCH EXIST.

CHAMFERED CORNERS -
SIMILAR TO EXISTING

ARCHITECTURAL BRACKET -
SIMILAR TO EXISTING

CEMENTITIOUS LAP SIDING -
MATCH EXISTING

VIEW FROM GORDON AVE.

BLACK METAL
RAILING -
MATCH EXIST.



CHAMFERED CORNERS -
SIMILAR TO EXISTING

ALUMINUM CLAD WINDOWS -
MATCH EXISTING STYLE & COLOR

VIEW FROM ACKLEY LANE

**MONTESSORI SCHOOL OF CHARLOTTESVILLE
CLASSROOM ADDITION**

PROPOSED BUILDING



VIEW FROM MARTHA JEFFERSON HOUSE