

Mess, Camie

From: Mess, Camie
Sent: Wednesday, April 25, 2018 5:11 PM
To: tom@emeraldspring.com
Subject: FW: BAR Action - April 17, 2018 - 516 Lexington Avenue

April 25, 2018

Certificate of Appropriateness (Historic Conservation District)

BAR 18-04-06
516 Lexington Avenue
Tax Parcel 530224000
Tom Musselman/VATN, LLC, Owner/Kathy Am Peralta, Applicant
Addition of back deck

Dear Applicant,

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

Balut moved: Having considered the standards set forth within the City Code, including City Historic Conservation District Design Guidelines for New Construction and Additions, I move to find that the proposed porch satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Martha Jefferson Historic Conservation district, and that the BAR approves the application as submitted. Gastinger seconded. Approved (6-0).

This certificate of appropriateness shall expire in 18 months (October 17, 2019), 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. 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 Jeff Werner at 434-970-3130 or wernerjb@charlottesville.org.

Sincerely yours,

Camie Mess

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



Certificate of Appropriateness Application (Historical Conservation District)

BAR 18-04-06

516 Lexington Avenue

Tax Parcel 530224000

Tom Musselman/VATN, LLC, Owner/Kathy Am Peralta, Applicant

Addition of back deck

Background

516 Lexington Avenue is a contributing structure in the Martha Jefferson Historic Conservation District. Built by W. N. Lupton in 1911, this 2-story, 2-bay, frame dwelling was occupied by Lupton and his family, until a widowed Cora Lupton sold the house in 1950. Historic survey is attached.

Application

Construct a treated-wood deck elevated on 6x6 posts. Deck will be approximately 16' x 22' at the rear (east elevation) with a 10' x 6' section extended along the side (north elevation) of the house. Decorative wood and aluminum railings per drawings.

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-341(a) 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 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.*

Standards for Review of New Construction and Additions include:

- (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.*

Pertinent Design Review Guidelines for 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 regulations and guidelines for projects within a Historic Conservation District (HCD) are, by design, less rigid than those for an ADC District or an IPP. The HCD designations are intended to preserve the character-defining elements of the neighborhoods and to assure that new construction is not inappropriate to that character, while minimally imposing on current residents who may want to upgrade their homes. Within the existing HCDs are buildings and/or areas that might easily qualify for an ADC District or as an IPP; however, in evaluating proposals within HCDs, the BAR may apply only the HCD requirements and guidelines.

The proposed porch is appropriate and will have minimal visual impact on the street.

Suggested Motion

Having considered the standards set forth within the City Code, including City Historic Conservation District Design Guidelines for New Construction and Additions, I move to find that the proposed porch satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the Martha Jefferson Historic Conservation district, and that the BAR approves the application as submitted.



**Board of Architectural Review (BAR)
Conservation District - 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

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 regarding new construction or demolition \$125. Make checks payable to the City of Charlottesville.

No fee required for: Additions and other projects requiring BAR approval and not listed above; Administrative approvals; Appeals of BAR decisions if the original application was not subject to an application fee.

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.

Project Name/Description 516 Lexington Ave Parcel Number 530224000
Project Address/Location (same)
Owner Name Tom Musselman/VATN, LLC Applicant Name Tom Musselman *managing member VATN LLC*

Applicant Information

Address: PO Box 35, Afton VA 22920
Email: Tom@EmeraldSpring.com
Phone: (W) 540-942-3279 (H) _____

Signature of Applicant

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

Tom Musselman *managing member VATN LLC* 3/14/18
Signature Date

Tom Musselman 3/14/18
Print Name Date

Property Owner Information (if not applicant)

Address: PO Box 35, Afton, Va, 22920
Email: _____
Phone: (W) SAME (H) SAME

Property Owner Permission (if not applicant)

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

Tom Musselman *managing member VATN, LLC* 3/14/18
Signature Date

VATN LLC by Tom Musselman 3/14/18
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Construct at rear of house (east elevation) approx 16' x 22' treated-wood deck with stairs, approx. 5' above grade, with 10' x 6' section extended along the north side of the house. Decorative wood and metal railing per drawings. Deck elevated on 6x6 posts.

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

Plan w/construction details, graphic simulations of framing and decking, photo of house (from Lexington Ave), approx. location of deck, photograph of similar deck project.

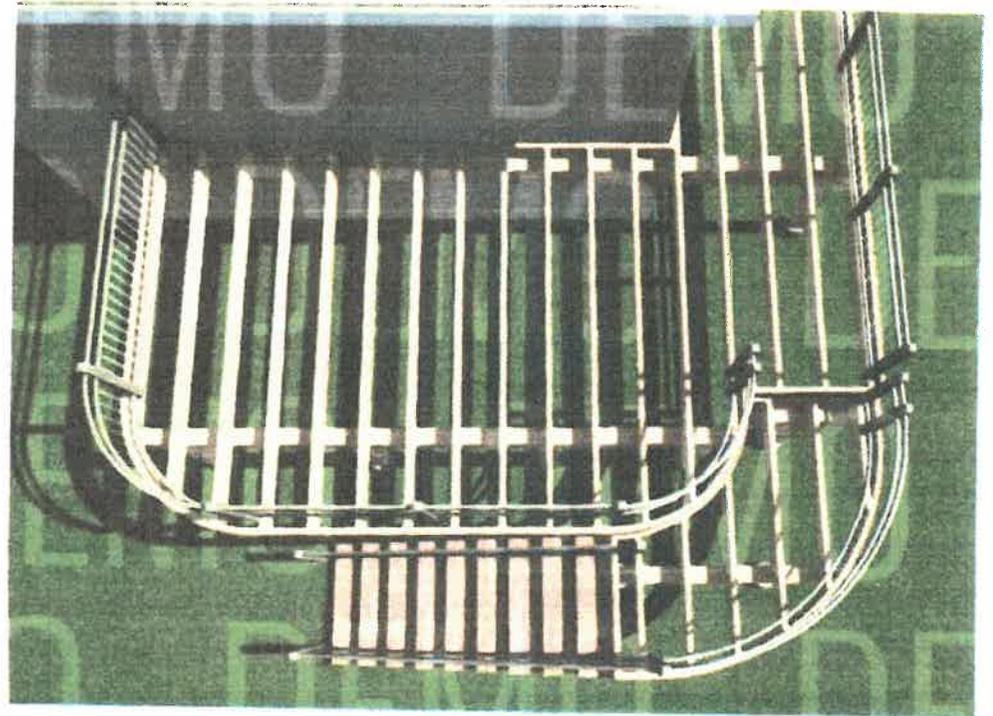
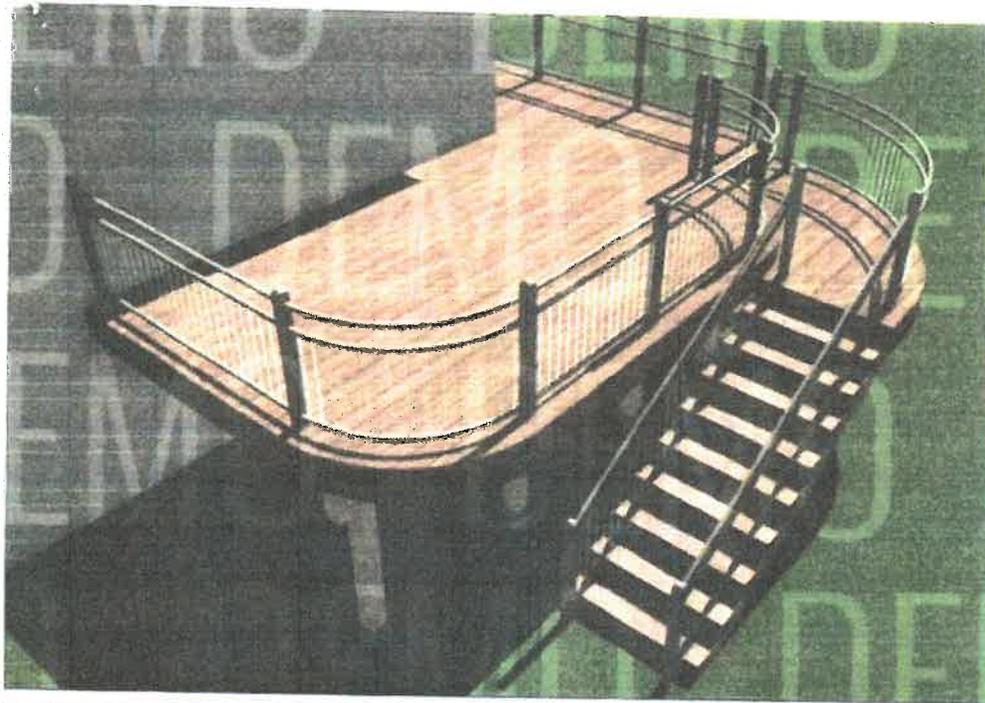
For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
<i>Revised April 2017</i>	

CONSERVATION DISTRICT ORDINANCE: You can review the *Historic Conservation Overlay Districts* regulations in the City of Charlottesville Zoning Ordinance starting with Section 34-335 online at www.charlottesville.org or at Municode.com for the City of Charlottesville.

DESIGN GUIDELINES: Please refer to the current *Historic Conservation Districts Design Guidelines* online at www.charlottesville.org.

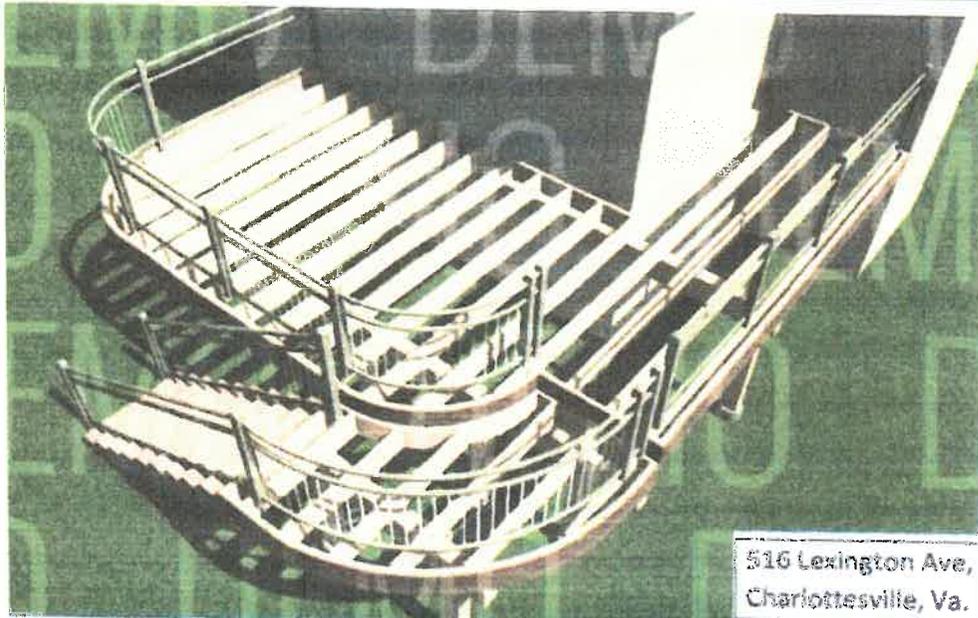
SUBMITTAL REQUIREMENTS: Per Sec 34-345, the applicant shall submit sufficient information to make a determination whether further review and a certificate of appropriateness is required. If the director determines that review and approval by the BAR is required, then the applicant shall submit a complete application that includes the following information:

- (1) A written description of proposed exterior changes;
- (2) A general sketch plan of the property including: the location of existing structures; property and setback lines; and any proposed new construction, additions or deletions, parking areas, and fences;
- (3) The total gross floor area of the existing building and of any proposed additions;
- (4) Elevation drawings depicting existing conditions and proposed exterior changes;
- (5) Photographs of the subject property in context of the buildings on contiguous properties;
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer. The director may waive the requirement for a structural evaluation and cost estimates in the case of an emergency, or if the building is the primary residence of the applicant.



Joist are 2x10 and
are 16" OC

All deck material will be
treated wood with aluminum
balusters for the rails



516 Lexington Ave,
Charlottesville, Va.

516 Lexington Ave



Approx. Location of proposed deck



Rails will be as pictured but
with aluminum balusters.

Proposed deck will be similar to this.