

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Thursday, June 21, 2018 3:57 PM
To: 'petergunter2@gmail.com'
Cc: Werner, Jeffrey B; Mess, Camie
Subject: BAR Actions - June 19, 2018 - 1501 Gordon Avenue

June 21, 2018

Certificate of Appropriateness Application

BAR 18-06-10
1501 Gordon Avenue
Tax Parcel 050078000
Edgar J. Gunter, Owner/Peter Gunter, Applicant
Screen Porch Addition to the back of the house

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 15, 2018. The following action was taken:

Motion: Schwarz moved having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed addition satisfies the BAR's criteria and is 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 with the following conditions:

- **Submit to staff a cut sheet for the new door and accurate set of photos of the neighboring existing porch from all sides**
- **The porch roof/wall joint will be 8" below the sill of the [existing, 2nd floor] window.**
- **Any deviations from the submittal to be turned in to staff for the BAR archive.**

Balut seconded. Approved (7-0).

The BAR noted that this motion passes because the applicant is replicating a neighboring porch and deck [at 1503 Gordon Ave.] without deviation.

This certificate of appropriateness shall expire in 18 months (December 19, 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 me at 434-970-3130 or wernerjb@charlottesville.org.

Sincerely yours,
Jeff Werner

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Tim Lasley

Intern | Historic Preservation and Design Planning
City of Charlottesville | Neighborhood Development Services

University of Virginia | Class of 2020
School of Architecture

Phone: (434)970-3185

Email: lasleyt@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
June 19, 2018**



Certificate of Appropriateness Application

BAR 18-06-10

1501 Gordon Avenue

Tax Parcel 050078000

Owner: Edgar J. Gunter

Applicant: Peter Gunter

Screen Porch Addition to the back of the house

Background

Built in 1915, this is a contributing structure in the Rugby Road – University Circle – Venable Neighborhood ADC District. The two-story house features a gable roof, with a center chimney, and conforms to the residential forms of Federal architecture. Windows are double-hung with arched lintels. Entry door is covered by an arched, mini-portico supported by two tunic columns. The house also features a sun room addition on the east façade, and a two story addition on the rear.

April 9, 2017 – Administrative approval to construct a brick retaining wall between yard and sidewalk.



Application

At rear of the house, construction at the rear of 16 foot x 16 foot screened porch with connecting 16 foot x 10 foot deck and stairs. (Per submitted plan and photographs.)

- Screened porch: Per dimensions and location shown. Color, trim details, door, screen configuration, roof shingles, gutter and downspouts, etc. to match/be similar to screened porch next door at 1503 Gordon Avenue. (See attached photos.)
- Porch skylight: Applicant to provide cut sheet,
- Interior door: French door to match/be similar to that in the 1503 Gordon Avenue screened porch at 1503 Gordon Ave. (See in attached photo.)
- Wood deck. Per dimensions and location show. Material, railing, and stain color to match/be similar to that next door at 1503 Gordon Avenue. (See Attached photos.)

Criteria, Standards, and Guidelines

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;*
- (7) *When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq shall be applied; and*
- (8) *Any applicable provisions of the City's Design Guidelines.*

Pertinent Guidelines for New Construction and Additions

P. ADDITIONS

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

- 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.*

Discussion and recommendation

January 2018: 1411 Gordon Avenue, BAR approved construction of a two story, 10 foot x 25 foot rear addition.

Staff recommends approval of the COA with recommendation that the window and bricks being removed [for the new door] are retained in the event of a future restoration of that wall section.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed addition satisfies 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...).



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

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	<u>Edgar J. Gunter</u>	Applicant Name	<u>Peter Gunter</u>
Project Name/Description	<u>Back Porch</u>	Parcel Number	<u>050078000</u>
Project Property Address	<u>1501 Gordon Ave., L-ville, VA 22903</u>		

Applicant Information

Address: 1501 Gordon Ave
Charlottesville, VA 22903
Email: petergunter2@gmail.com
Phone: (W) 434 326-6797 (C) 434 326-6797

Property Owner Information (if not applicant)

Address: 1503 Gordon Ave
Charlottesville VA 22903
Email: Dgunter@aol.com
Phone: (W) 434 296-1961 (C) 434 249-3175

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.

Peter Gunter 6/1/18
Signature Date
Peter Gunter 6/1/18
Print Name Date

Property Owner Permission (if not applicant)

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

Edgar J. Gunter 6/1/18
Signature Date
Edgar J. Gunter 6/1/18
Print Name Date

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

Build Screen porch in back of house

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

For Office Use Only

Received by: O. Eubank
Fee paid: 125.00 Cash/Ck. # 1117
Date Received: 6/1/18

Revised 2016

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

Building Permit Application

City of Charlottesville
 Department of Neighborhood Development Services
 City Hall - Post Office Box 911 Charlottesville, Virginia 22902
 Telephone: 434.970.3182 Fax: 434.970.3359
 Permit # BN-18-0230 Fees: \$9976



This application is for: Tank Removal Demolition Fire Sprinkler/Line Tent

Physical Street Address 1503 Gordon Avenue

Tax Map and Parcel 050028000 Lot# 546 BK12 Use Group _____ Bldg Code IRC or IBC (circle) Construction Type _____

Owner of Property Edgar J. Gunter

Address 1503 Gordon Avenue City Charle State VA Zip 22902

Daytime Phone () _____ Fax _____ E-mail _____

Lessee _____

Address _____ City _____ State _____ Zip _____

Daytime Phone () _____ Contact Person _____

Contractor Darrick Harris DTI/ Carpet Wizards

Address 255 Lakeview Drive City _____ State _____ Zip _____

Daytime Phone (434) 249-3134 State License # 2705093567

Contact Person Darrick Harris

Architect/Engineer _____

Address _____ City _____ State _____ Zip _____

Daytime Phone () _____ State License # _____

Contact Person _____

Mechanic's Lien Agent _____

Address _____ City _____ State _____ Zip _____

Daytime Phone () _____ Contact Person _____

Project Description Screened in porch + deck

Estimated Cost of Project \$8,500⁰⁰ 'Design for Life Program' Eligible? Yes / No

NEW STRUCTURES ONLY: Number of Buildings _____		Number of Units _____		Number of Stories _____		Height (ft) _____	
Sprinkled: Yes/No _____		Square Feet/Floor (B) _____		(1) _____	(2) _____	(3) _____	(4) _____
Total # of Rooms _____		# of Bedrooms _____		# of Bathrooms _____		# of Chimneys _____	
						# of Fire Places _____	

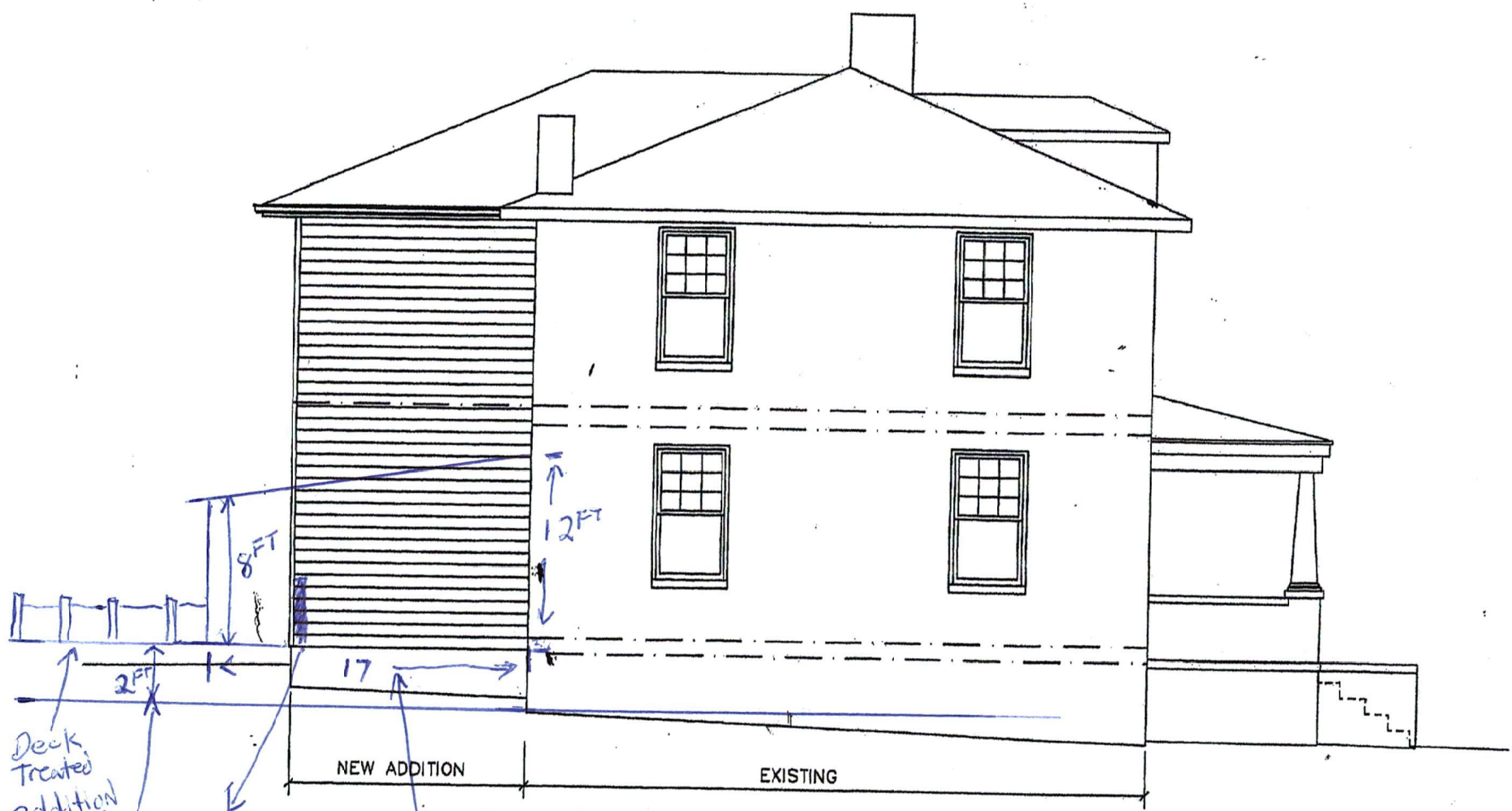
Applicant (Print) Darrick Harris (Sign) [Signature]

Phone (434) 249-3134 Date 5-16-18 Email darrickharris1@gmail.com

1501 Gordon Avenue

Porch and Deck Specifications

- Deck – 12x15(6)
- Elevation – 2ft off ground
- Addition – 15(6) x 17
Elevation of room addition – 2ft
- Addition of room to match 1503 Gordon Avenue
- Screen porch to be framed w/6x6 treated posts
- Floor joist to be framed w/2x8 treated boards w/joist hinge support
- Subfloor to be installed w/ ¾ tongue & groove OSB
- Finished floor will be stoned w/tile



Deck, Treated addition 12 x 15⁶

Deck Addition Elevation 2 FT

Cut open for door to enter HS Remove window

NEW ADDITION

EXISTING

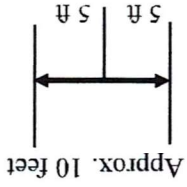
PROPOSED LEFT SIDE ELEVATION

SCALE: 1/4" = 1'-0"

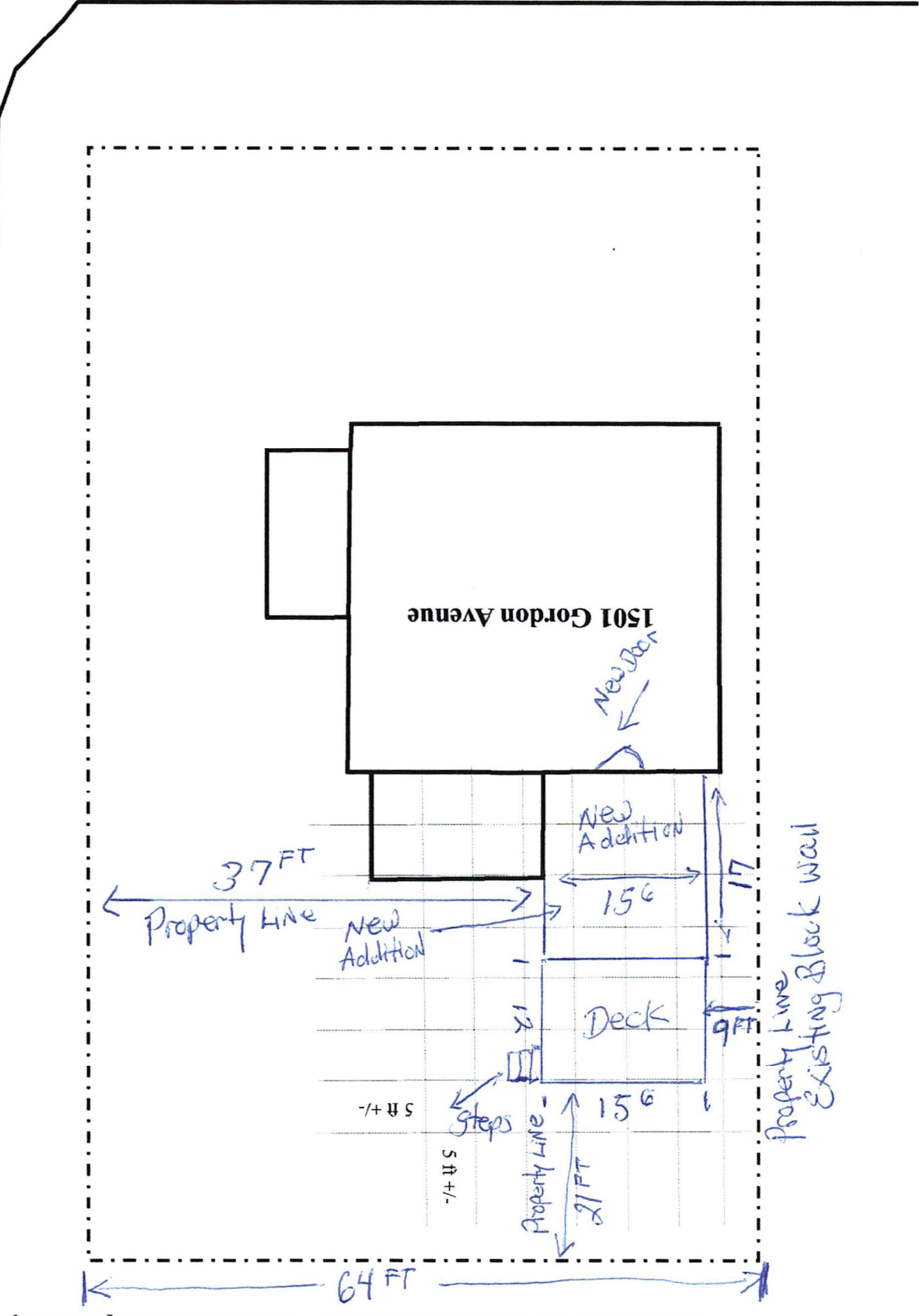
New Room Addition 15⁶ x 17

Elevation from a house similar to 1501 Gordon Ave
Used here for illustration only.

Gordon Avenue



15th Street NW



ALL DIMENSIONS APPROXIMATE—For Illustration Purposes Only

Tie in the roof as high as practical to increase the sense of openness.

Install Skylights increase daylight to the interior room.

Try to keep the eave height at least as high as the ceiling inside the house.

12" overhang

Generous overhang helps to keep out rain.

Dividing the screen into upper and lower sections eases replacement.

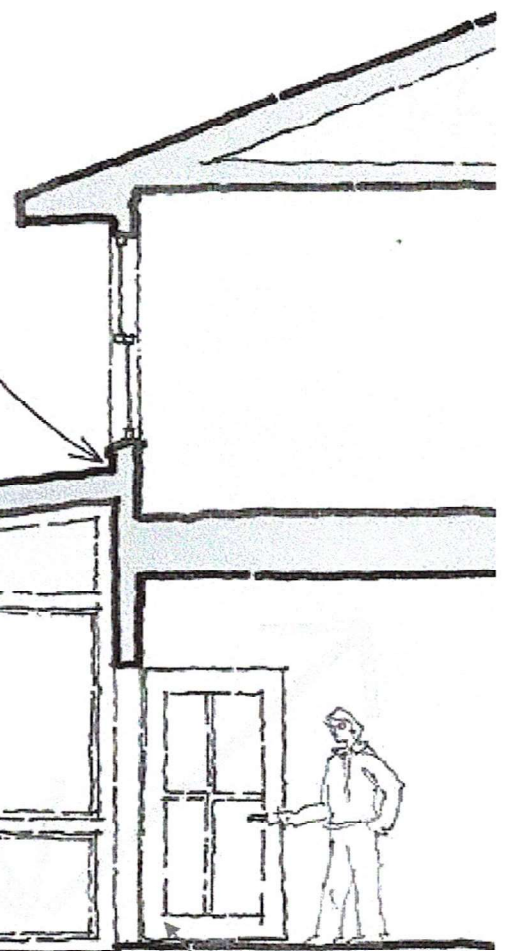
6x6 treated posts

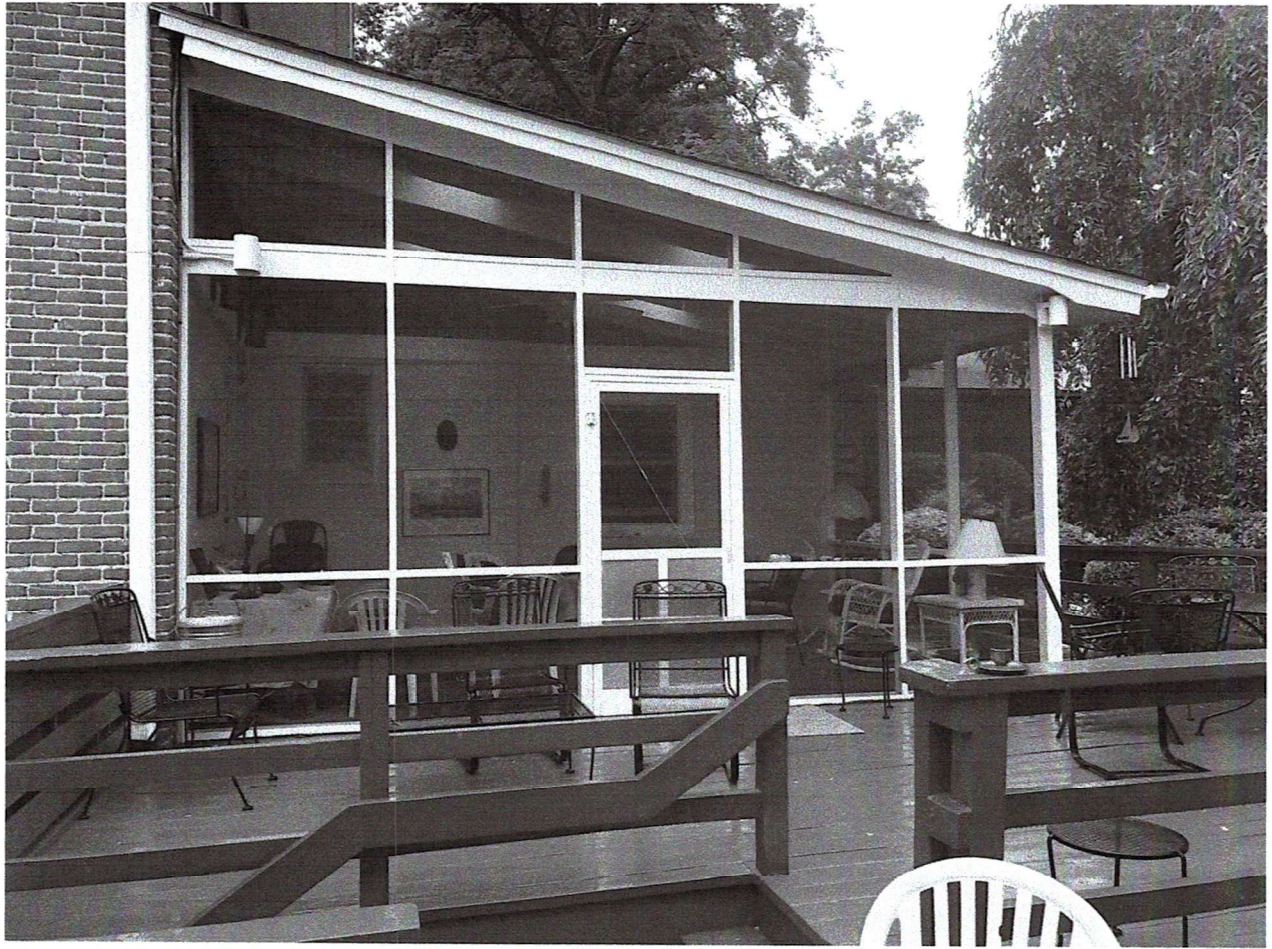
Screen panels between 4 ft. and 6 ft. wide balance visual openness with the ability to get screens taut.

New entry to enter House/remove window to install door

www.finehomebuilding.com

Porch Addition 15(6) x 17





1503 Gordon Avenue
Screen porch w/skylight



Treated Deck to be built off of new screen porch

Deck Size 12 x 15(6)

Deck Materials Treated

4 x 4 posts – install 2ft in ground/concrete base

Deck stain – solid color stain

Floor framing 2x8 treated floor joists 2 x 8 joist hangers

¾ x 5 ¼ treated deck flooring



Treated Deck Built
off New Screen porch

Deck size 12 x 15⁶

Deck Materials / Treated

4x4 - Post - install 2^{FT} in Ground / Concrete Base

Deck - Stain - Solid Color Stain

Floor Framing 2x8 Treated Floor Joice 2x8 Joice Hangers

3/4 x 5/4 Treated Deck Flooring



Rear Elevation - 1501 Gordon Avenue



Porch and deck at
1503 Gordon Avenue



Porch and deck at
1503 Gordon Avenue