

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Wednesday, May 23, 2018 11:40 AM
To: 'lindsey@montessoriofcville.org'
Cc: Werner, Jeffrey B; Mess, Camie
Subject: BAR Actions - May 5, 2018 - 1602 Gordon Avenue

May 21, 2018

Certificate of Appropriateness

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 May 15, 2018. The following action was taken:

Sarafin moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and Site Design and Elements 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 with the drawings as submitted via e-mail on 5/15/2018 [specifically revisions to the north and east elevations]. Balut seconded. Approved (6-0).

Staff note: With this COA, the BAR review of this project (BAR 18-01-03) is complete. Per NDS, Final Site Plan was approved on May 4, 2018.

This certificate of appropriateness shall expire in 18 months (November 15, 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,
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
May 15, 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

1602 Gordon Avenue, the Dabney-Thompson House, is a Victorian house built in 1894, which is a contributing structure 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.

January 17, 2018 - Miller moved to accept the applicant's request for deferral. Balut seconded. Approved (6-0.)

March 20, 2018 - Mohr moved: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and Site Design and Elements 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 with the following to come back to the BAR for circulation via e-mail and administrative approval:

- Adjusting the frieze board trim band, so it picks up the window heads
- Lengthening the small windows along the Ackley Ln.
- Reducing the window in the front of the building under the gable to a single much taller window
- Submitting a site plan (staff to circulate)
- The siding should not be wood grained

Gastinger seconded. Approved (7-0).

Application

Proposed revisions to the east and north elevations:

On the east elevation: resolution of the window sizes and alignments relative the frieze.

On the north elevation: resolution of the size and alignment of the single window on the gable end, above the porch roof.

Note: The attached elevations are preliminary only. Applicant will provide updated drawings at the meeting.

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;*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Guidelines for Site Design and 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. 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.*

Discussion and Recommendations

Staff suggest the BAR discuss if the applicant has resolved the issues with the north and east facades. Also, the BAR should request a detailed landscape plan.

Suggested Motions

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and Site Design and Elements 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...).



Paul Tassell
Staff Architect
The Gaines Group, PLC.
May 15, 2018

Camie Mess and Jeffrey Werner
Board of Architecture Review
City of Charlottesville

Re: Certificate of Appropriateness - BAR 18-01-03
1602 Gordon Avenue
Montessori School of Charlottesville

Dear Camie and Jeffrey:

This letter is in response to the Certificate of Appropriateness received on April 26, 2018 for the Montessori School of Charlottesville addition and are meant to supplement the BAR package submitted on February 28, 2018. The following items were requested to be resolved by administrative approval. Responses to comments are in green.

1. Adjusting the frieze board trim band so it picks up the window heads

Please reference page 1 of the attachment.

It is our considered opinion that the distance is too great from the underside of the sloped soffit to the top of the window head to be covered by a single frieze board, additionally it would not fit well with the existing building, and the sloped soffit was used to relate to the existing school building. The frieze boards on the existing school do not touch the window heads. The window head height is set to match the door head height.

In response to this concern we have increased the size of the frieze board, which also acts as a skirt board on gable faces, to a 1 x 12. That leaves 14" from the bottom of this board to the window heads. The bottom side of all frieze boards and gable skirt boards will be set at the same elevation.

2. Lengthening the small windows along the Ackley Lane elevation

Please reference page 1 of the attachment.

We have lengthened the small windows on the Ackley Lane elevation to match the window size used on the rest of the addition. We have positioned these windows centered on the gable, as shown, because of the kitchen's location in the interior of the classroom.

3. Reducing the window in the front of the building under the gable to a single much taller window

Please reference page 2 of the attachment.

We have deleted the two 2' x 2' windows in the front gable and have replaced them with a single 3' wide x 3'-6" tall window. At a window head height of 13', this window fits between the sloped interior ceiling and the 1 x 12 skirt board referenced above, and also the front porch roof.

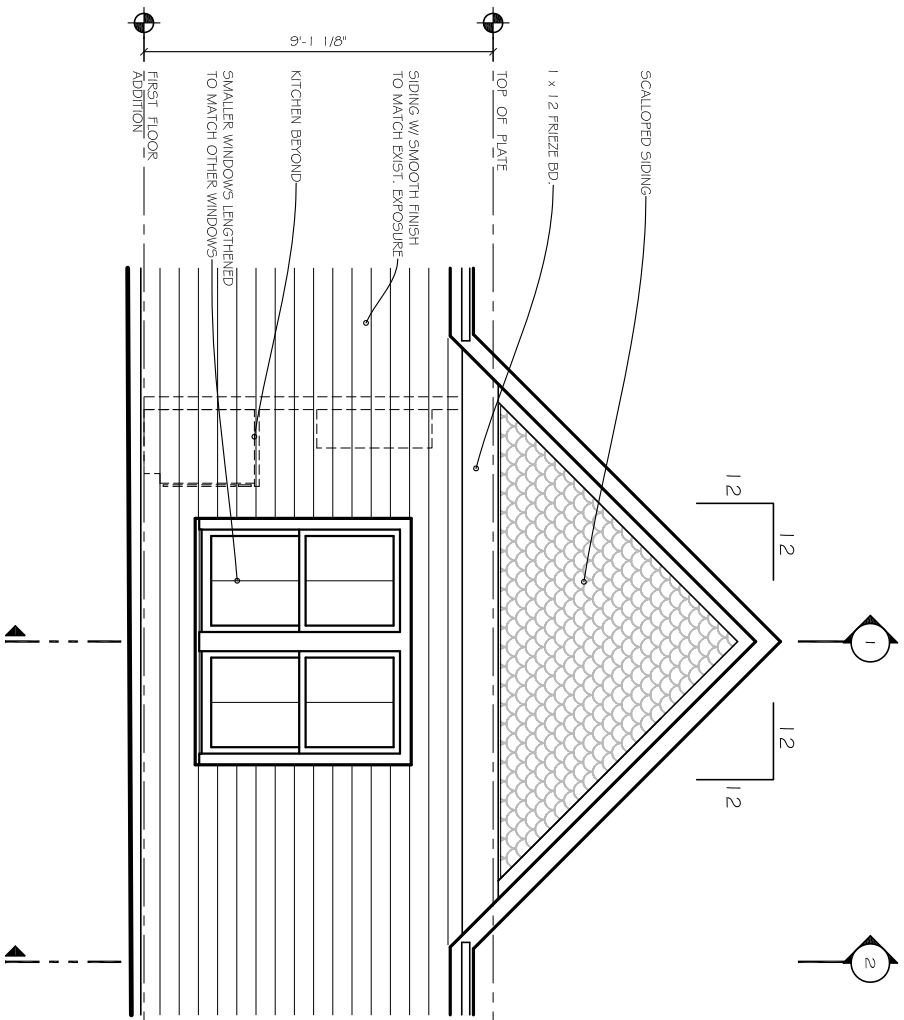
4. The siding should not be wood grain

The siding utilized will be HardiePlank Lap Siding with a smooth finish. The exposure will match that of the existing school building.

Sincerely,

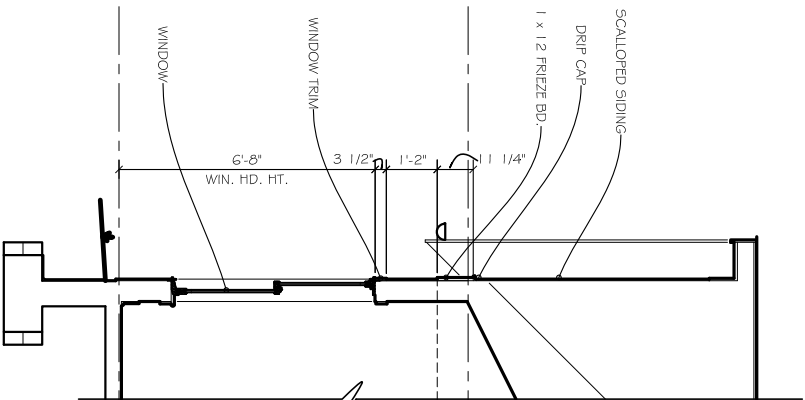
Paul Tassell

Paul Tassell
Staff Architect

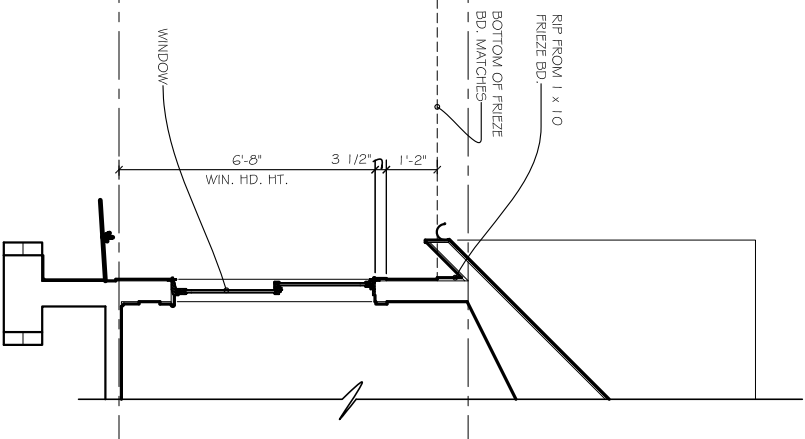


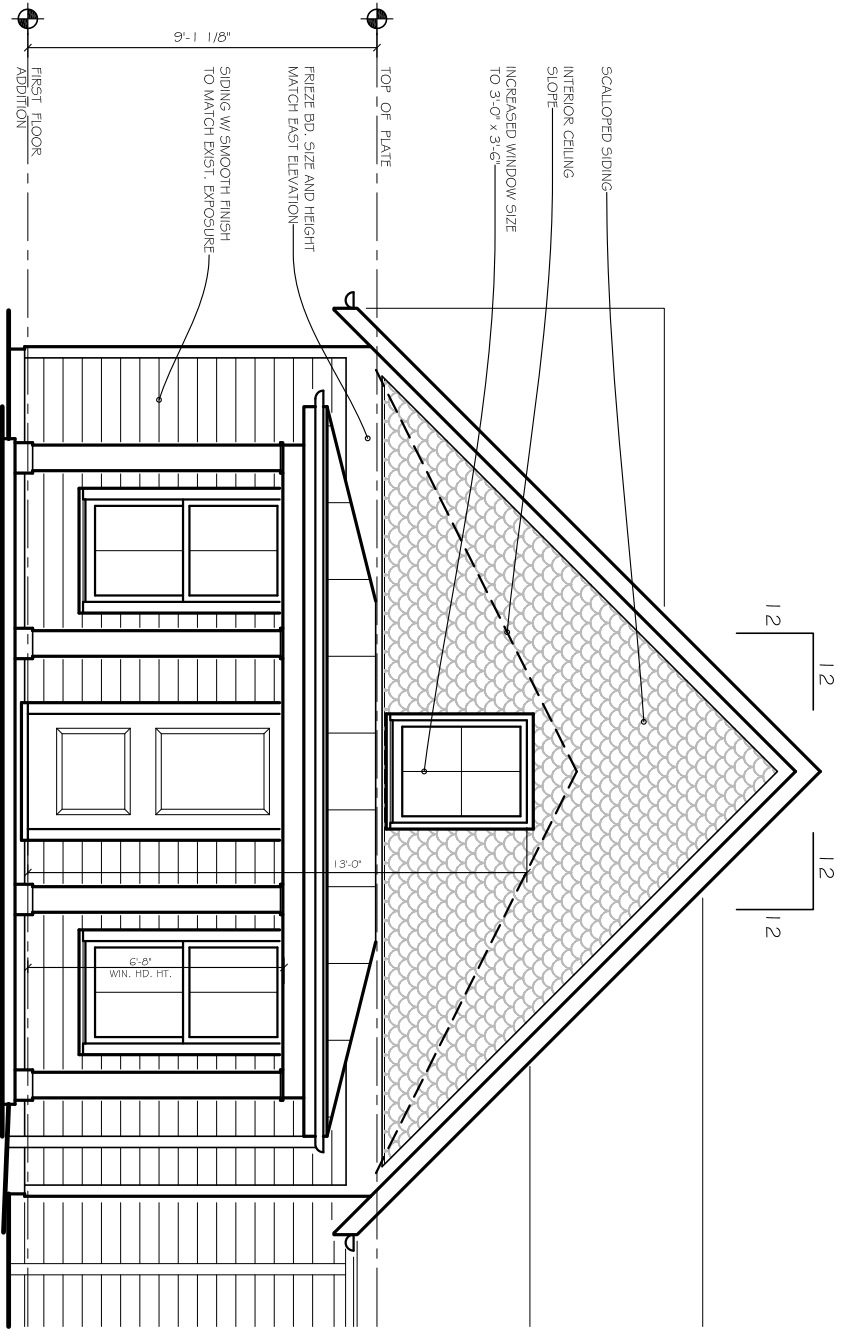
EAST ELEVATION

1 SECTION

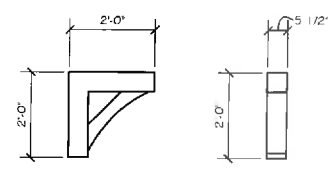


2 SECTION

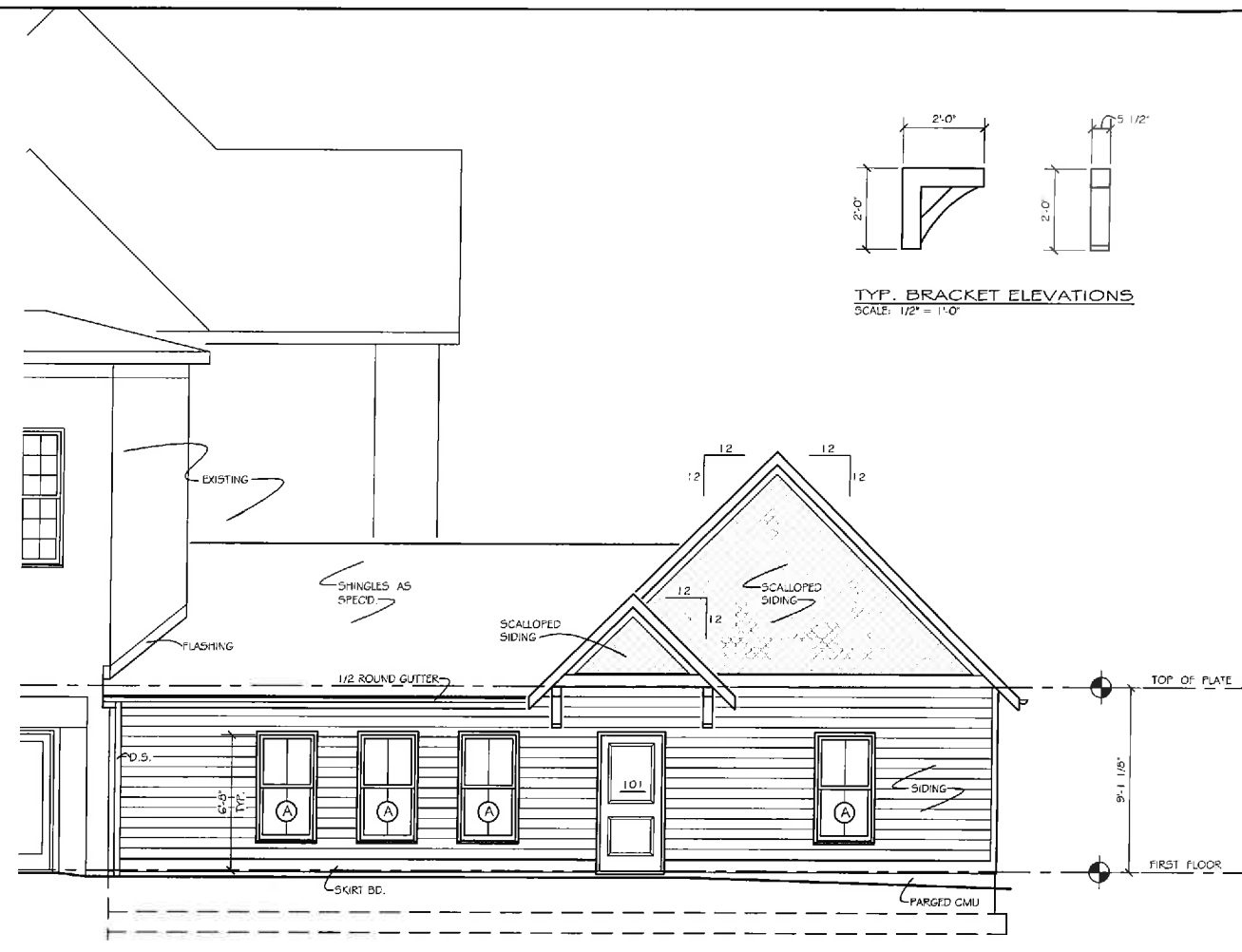




NORTH ELEVATION



TYP. BRACKET ELEVATIONS
SCALE: 1/2" = 1'-0"

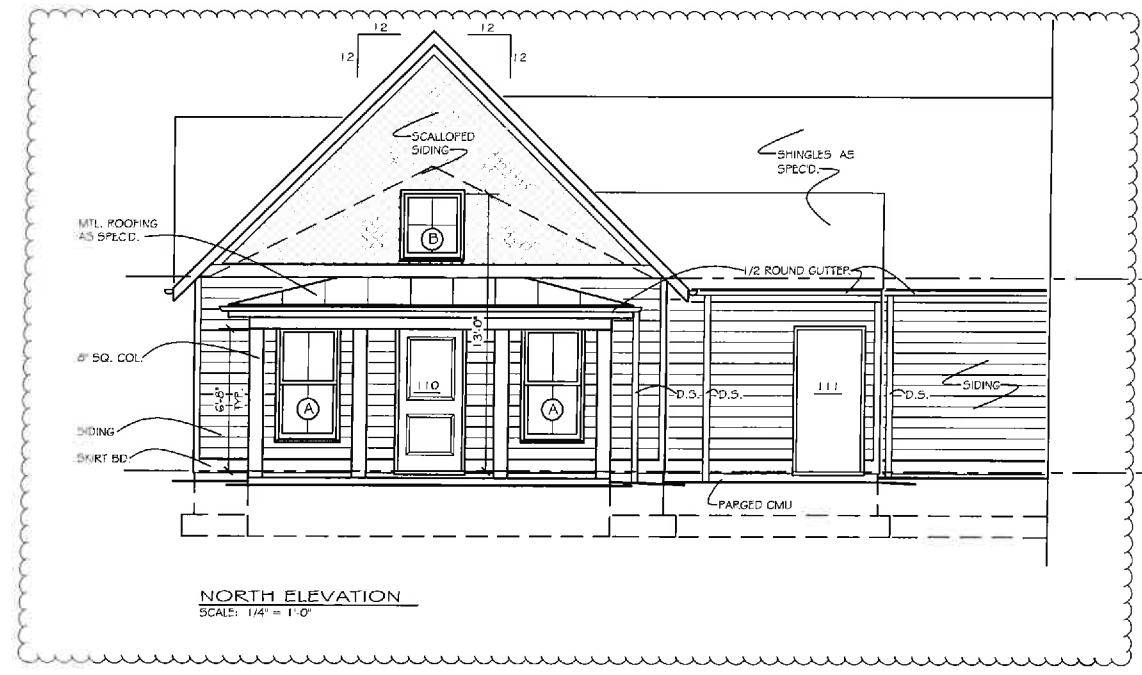


SOUTH ELEVATION
SCALE: 1/4" = 1'-0"

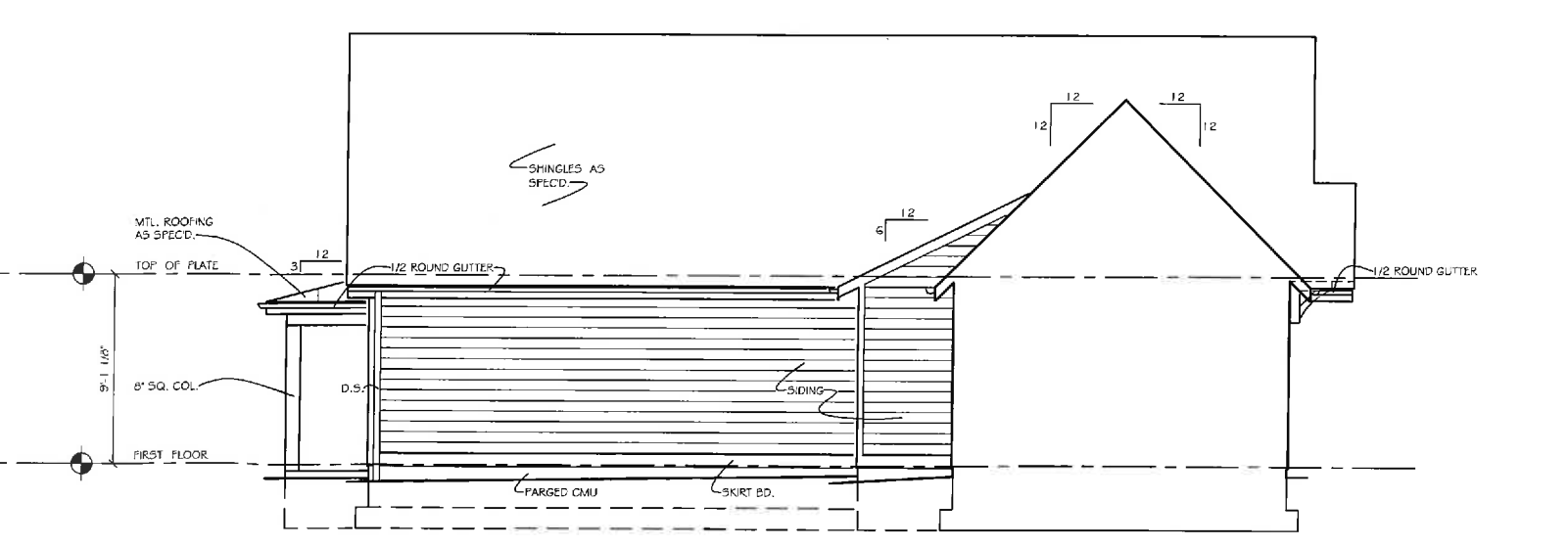
MARK	MULT.	SIZE	MANUFACTURER	MATL.	TYPE	REMARKS
A	1	2'-8" x 5'-2"	AS SPEC'D.	ALUM. CLAD	DH	SIMULATED DIVIDED LIGHT, MATCH EXIST. GRILLE LAYOUT
B	1	2'-8" x 2'-8"	AS SPEC'D.	ALUM. CLAD	PICTURE	SIMULATED DIVIDED LIGHT, MATCH EXIST. GRILLE LAYOUT



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



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



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