

Watkins, Robert

From: Watkins, Robert
Sent: Thursday, January 23, 2020 11:14 AM
To: Jeff Dreyfus
Cc: Werner, Jeffrey B
Subject: January BAR Action - 712 Lexington Avenue

Certificate of Appropriateness Application

BAR 20-01-03
712 Lexington Avenue
Tax Parcel 520154000
Emily Umberger and Pradeep Rajagopalan, Owner
Jeff Dreyfus, Applicant
Front porch and rear wall alterations, garage demolition, new accessory building

Dear Jeff,

Please find below the three actions taken for the above-referenced project at last night's Board of Architectural Review meeting:

BAR Member Breck Gastinger moved having considered the standards set forth within the City Code, including Historic Conservation District Guidelines, I move to find that the proposed front porch alterations and the proposed rear elevation alterations satisfy the BAR's criteria and are compatible with this property and other properties in the Martha Jefferson Historic Conservation District, and that the BAR approves this application as submitted with the following modification:

- **That the architects explore a different material finish that allows the front porch addition to visually recede and that this material be submitted for staff approval.**

Ron Bailey seconded. Approved (6-1, Mike Ball opposed).

Bailey moved having considered the standards set forth within the City Code, including Historic Conservation District Guidelines, I move to find that the proposed demolition of the existing garage satisfies the BAR's criteria 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.

Jody Lahendro seconded. Approved (7-0).

Lahendro moved having considered the standards set forth within the City Code, including Historic Conservation District Guidelines, I move to find that the proposed new accessory structure satisfies the BAR's criteria 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.

Bailey seconded. Approved (7-0).

For more information regarding this certificate of appropriateness and the length of its validity, please see City Code Section 34-280. Validity of certificates of appropriateness.

Have a great day!

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911

Charlottesville, VA 22902
(434) 970-3398

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
January 19, 2020**



**Certificate of Appropriateness Application
Historic Conservation District**

BAR 20-01-03

712 Lexington Ave

Tax Parcel 520154000

Pradeep Rajagopalan, Emily Umberger; Owners

Jeff Dreyfus, Busman Dreyfus Architects; Applicant

Front porch and rear wall alterations, garage demolition, new accessory building.



Background

House:

Year Built: 1916

District: Martha Jefferson HC District

Status: Contributing

Garage/Shed:

Year Built: after 1920, prior to 1929

District: Martha Jefferson HC District

Status: Contributing

712 Lexington Avenue is a two-story, two-bay hipped roof brick dwelling. The house is also a contributing structure in the Martha Jefferson Historic District. (Historic survey attached.)

Prior BAR Review

None

Application

Applicant Submitted:

- Bushman Dreyfus Architects drawings for 712 Lexington Ave, dated 12/30/019, sheets 1 through 15. Shed Demo addendum, dated 1/14/2020, sheets 15 and 16.

Request for Certificate of Appropriates in a Historic Conservation District:

- Front porch: Construct a mudroom entrance.
- Rear elevation: Remove existing window and install new door with transom.

- Demolish the existing garage: 11-ft x 32-ft single story building clad with corrugated metal panels and a hipped roof with asphalt shingles. Applicant provided photographs to show the deteriorated conditions of the structure.
- Construction of new accessory apartment structure: 15-ft x 38-ft single-story building with a low deck with railing at the entry and a standing-seam metal, gabled roof, 16'-8" at the ridge. Support piers to be concealed with Corten panels. Siding to be stained, vertical cedar panels. Windows and doors to be single-lite.

Discussion

Note: This property is in a Historic Conservation District where the design guidelines are, by intent, less stringent than for those of an ADC District.

Porch and rear wall alterations: Staff recommends approval. (Details for the rear wall alteration [window-to-door] are not shown; however this is at the rear of the dwelling. Staff recommends that applicant provide as-built drawings for BAR archive.)

Garage demolition: In the Criteria, Standards, and Guidelines section below staff summarizes this request per the criteria in demolition guidelines for Historic Conservation Districts. Note: For approved demolitions the BAR has typically required documentation of the structure.

New Structure: Staff recommends approval.

If it is helpful, or even necessary, staff suggests that the BAR consider separating the action on the alterations and addition from any action on the proposed demolition. Otherwise, approval for all can be addressed in a single motion. Additionally, in the event of a denial, it is important to note that the BAR’s decision, within ten days of that decision, may be appealed to City Council.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including Historic Conservation District Guidelines, I move to find that:

- the proposed front porch alterations;
- the proposed rear elevation alterations;
- the proposed new accessory structure; and
- and the demolition of the existing garage

...satisfy the BAR’s criteria and are compatible with this property and other properties in the Martha Jefferson Historic Conservation District, and that the BAR approves the application as submitted.

(or with the following modifications...)

Denial: Having considered the standards set forth within the City Code, including Historic Conservation District Guidelines, I move to find that:

- the front porch alterations;
- the rear elevation alterations;
- the new accessory structure; and
- and the demolition of the existing garage

...do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Martha Jefferson Historic Conservation District, and that the BAR denies the application as submitted.

Separate motion for demolition

Denial: Having considered the standards set forth within the City Code, including the guidelines for Demolitions within Historic Conservation Districts, I move to find that the demolition of the existing garage does not satisfy the BAR's criteria and is not compatible with this property and other properties in the Martha Jefferson Historic Conservation District, and that the BAR denies the application as submitted.

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) Any applicable provisions of the City's Design Guidelines.

Factors for Considering Demolitions within Historic Conservation Districts

The following factors shall be considered in determining whether or not to permit the demolition, partial demolition, encapsulation, or moving of a contributing structure:

1. The age of the structure or building;
 - Staff: After 1920 and prior to 1929. The garage is not shown on the 1920 Sanborn Maps, but is shown on the 1929 maps—see Appendix.
2. Whether it has been listed on the National Register of Historic Places, or the Virginia Landmarks Register;
 - Staff: This property is within the Martha Jefferson Historic District (VLR 2007. NRHP 2008.) The dwelling is listed as a Contributing structure, not the garage.

3. Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;
 - Staff: N/A
4. Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;
 - Staff: N/A
5. The degree to which distinguishing characteristics, qualities, features or materials remain;
 - Staff: Evidence suggests that footprint of the structure may have been extended in length. It cannot be determined if the hipped roof configuration or the corrugated panels are original—or historic—components.
6. Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within the conservation district; and whether the proposed demolition would affect adversely or positively the character and continuity of the district;
 - Staff: Rear outbuildings fronting on alleys or, in this case, accessible from the street by side driveways are common within the Martha Jefferson Historic Conservation District (MJHCD). While not linked to the original house, the shed was identified as a contributing structure for the local district designation.

Per the MJHCD map, 36 garages and outbuildings were designated contributing structures. Of these, 11 are located close to the street; three are accessed from an alley; the remainder located to the rear of the dwelling and accessed by an extended driveway. The garage at 712 Lexington Avenue is located 15-ft from the rear of the house, 115-ft from Lexington Avenue (to the front), and 125-ft from St. Charles Avenue (to the rear).

From a sample of 12 garages in the MJHCD visible with Google Street View there is no pervasive or typical style, design, or materiality. Materials include wood siding, plywood panels, metal panels, stucco, and brick. Most roofs are gabled; a few are hipped. Roofing is either metal panels, asphalt shingles, or standing seam metal. Some have windows; some do not. The garage at 712 Lexington Avenue has no defined architectural character; as such, within the MJHCD it is neither unique nor typical.

7. The overall condition and structural integrity of the building or structure, as indicated by a study prepared by a qualified professional engineer and provided by the applicant (may be waived if primary residence of applicant); or other information provided to the board;
 - Staff: The applicant has provided photographs and a brief narrative. The photographs indicate extensive termite damage in some areas; however the photos show conditions at only four locations within the garage.
8. Whether, and to what extent, the applicant proposes to preserve portions, features or materials that are significant to the property's historic, architectural or cultural value;
 - Staff: The garage will be removed in its entirety.
9. The public necessity of the proposed demolition and the public purpose or interest in buildings to be protected.

- Staff: Demolition of the garage is not a matter of public necessity. The garage is *locally-designated* as a contributing structure to the MJHCD. In the VLR and NRHP listing, many outbuildings were not considered contributing. However, during the HC district process, the Martha Jefferson community sought such designation in an effort to preserve these structures.

Pertinent Guidelines on New Construction and Additions (Historic Conservation)

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 that abut a City street (or fences located in a side yard between a street and the front of the principal structure on a lot) should not exceed three and one-half feet in height.

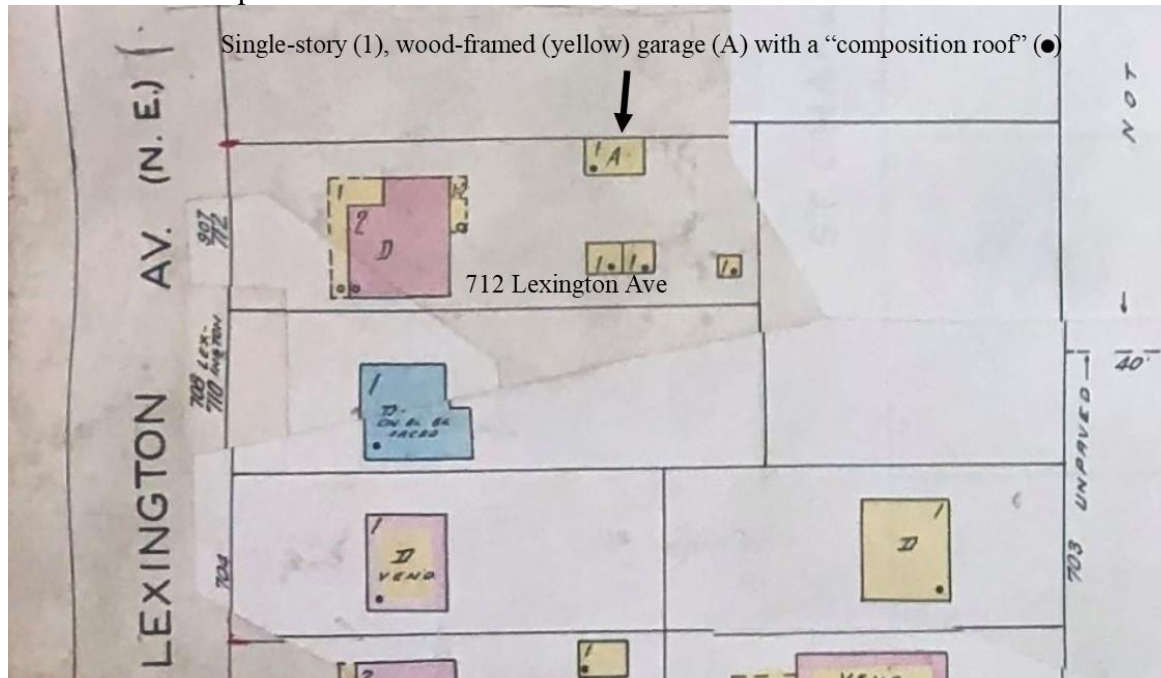
Pertinent Guidelines for the Martha Jefferson Historic Conservation District

Architectural character-defining features:

1. Encourage one-story front porches;
2. Encourage garages to be located in the rear yards;
3. The levels of a building's stories should be consistent with those on surrounding structures with respect to the natural grade [for example, a first floor should not be raised so that it is higher than most surrounding first floors];
4. Do not exclude well-designed, new contemporary architecture [there may be a misconception that only historic-looking new buildings are permitted];
5. Encourage standing seam metal roofs;
6. Maintain and encourage tree canopy [Maintain the existing tree canopy and encourage new large shade trees];
7. The following Historic Conservation Overlay District Design Guidelines are especially pertinent: maintain neighborhood massing and form; encourage the use of sustainable materials; and limit the height of fences in front yards to 3 ½ feet in height.
8. Regarding the future development of the hospital properties, the neighborhood's focus has been: not to tear down the old houses; to encourage low density residential development north of Taylor Walk (with the suggestion that Taylor Street be reinstated); and to expect the High Street area to develop as a sensitively designed, high-quality, mixed use development;
9. Encourage good stewardship of Maplewood Cemetery.

Appendix

1929 Sanborn Map



712 Lexington Avenue



TM/P: 52/154

DHR: 104-5144-0058

Primary Resource Information: **Single Dwelling, Stories 2.00, Style: Other, 1916.**

August 2007: A very similar 2-bay, 2-story, hipped-roof brick dwelling as 700 Lexington Avenue, 712 Lexington Avenue was built 1 year later in 1916 by engineer John George Harbottle. The house has a metal roof with cross gables flush with the façade and south elevation and a gabled wing to the rear of the building that projects beyond the north elevation. The brick is laid in common bond, though each of the corners is marked by brick quoins and the 2nd story is visually terminated by a brick stringcourse. A porch wraps around the entire façade and the north elevation, terminating where it meets the projecting wing. Slender freestanding and engaged Doric columns support the porch, with a simple balustrade and a simple cornice with dentils. The entrance is located in the north bay of the west-facing façade and has an elliptical fanlight with tracery and sidelights. The other 1st floor bay, as well as each of the 2 bays of the 2nd story, are occupied by a 1/1-sash window. All of the windows on the façade have louvered shutters, while the 1st floor window has segmental surrounds and the 2nd floor windows are topped with jack arches. All of the gables have boxed cornices with returns and a small, louvered window in the center. The house has 2 brick chimneys: one in the north elevation's wing, the other emerging from closer to the center the roof. A 1-story, frame addition is flush with the north elevation.

Individual Resource Status: **Single Dwelling**

Contributing: 1



621 Lexington Ave



519 Lexington Ave





600 and 606 Lexington Ave



700 Lexington Ave



621 Locust Ave



602 Locust Ave



601 Grove Ave

621



506 Grove Ave

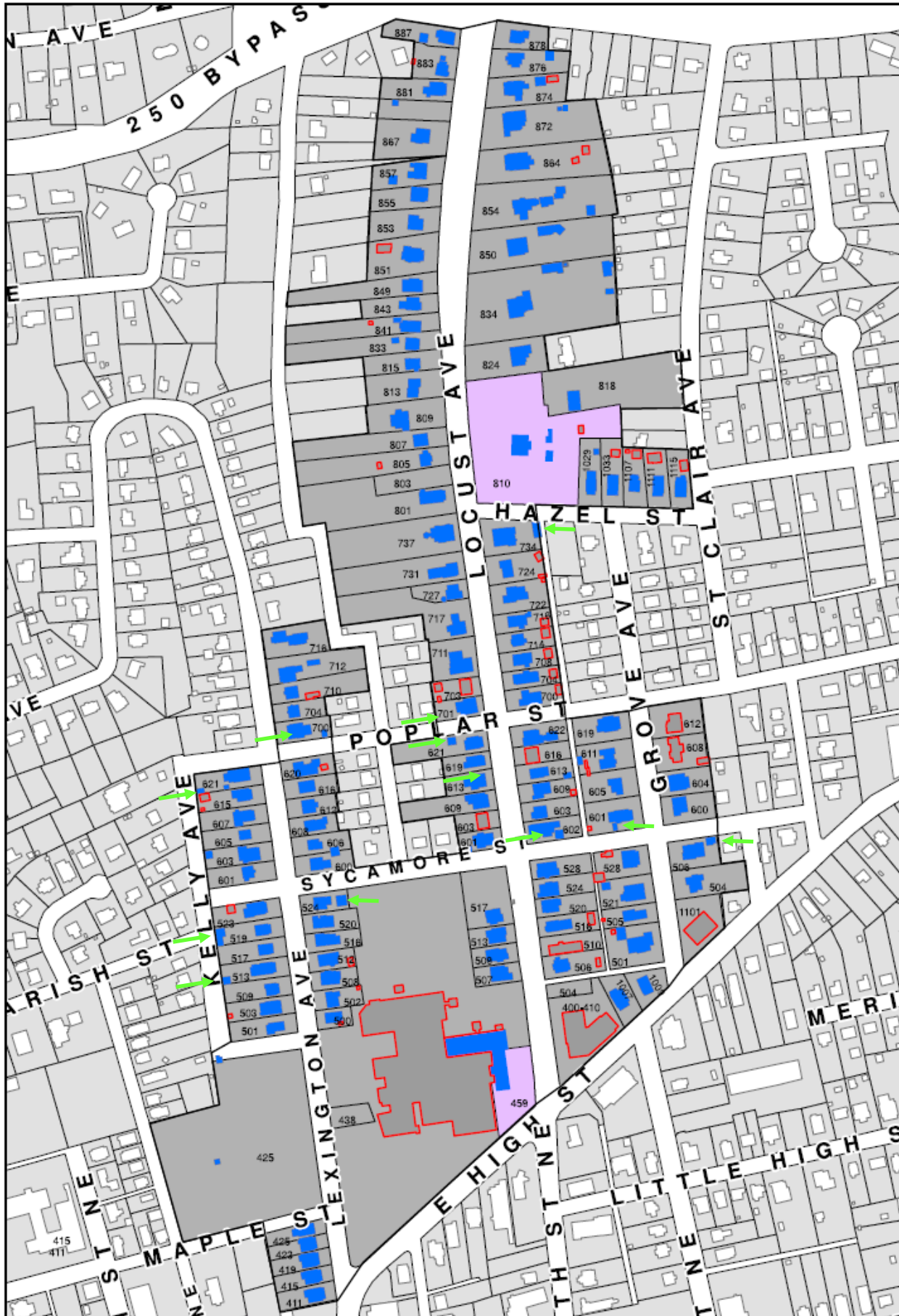


601 Locust Ave



734 Locust Ave

Proposed Historic Conservation Overlay District for the Martha Jefferson Neighborhood





**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 Renovation, new construction & demolition Parcel Number 520154000
 Project Address/Location 712 Lexington Avenue
 Owner Name Emily Umberger & Pradeep Rajagopalan Applicant Name Jeff Dreyfus

Applicant Information

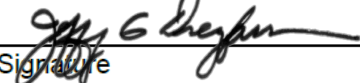
Address: Bushman Dreyfus Architects
820B East High Street, Charlottesville, VA 22902
 Email: JD@BDArchitects.com
 Phone: (W) 295-1936, ext 234 (H) _____

Property Owner Information (if not applicant)

Address: 712 Lexington Avenue
Charlottesville, VA 22902
 Email: EmilyUmberger@GMail.com
 Phone: (W) _____ (H) 434-962-0178

Signature of Applicant

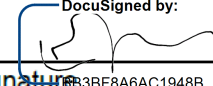
I hereby attest that the information I have provided is, to the best of my knowledge, correct.

 12/30/2019
 Signature Date

Jeffrey G. Dreyfus 12/30/2019
 Print Name Date

Property Owner Permission (if not applicant)

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

DocuSigned by:
 12/30/2019
 Signature Date

Emily Umberger 12/30/2019
 Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Demolition of existing freestanding shed; partial infill of front porch for new mudroom; replace existing window on east elevation (inside existing screen porch) with door and transom; construction of new accessory apartment structure in back yard.

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

Explanatory letter; site plan; shed photos; 1920 Sanborn map showing that shed structure did not exist; existing elevations of house; proposed elevations of house; plans and elevations of proposed accessory apartment structure.

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



12/30/2019

Mr. Jeff Werner
City of Charlottesville
PO Box 911
Charlottesville VA 22902

Subject: Application for Certificate of Appropriateness, 712 Lexington Avenue

Dear Jeff,

On behalf of the owners of 712 Lexington Avenue, we ask the BAR to review and approve the attached application for a Certificate of Appropriateness. The scope of the work includes:

Demolition of the existing freestanding shed.

The shed was in derelict condition when the current owners purchased the house in 2018. Its corrugated metal siding is not in keeping with siding of other structures - primary or secondary - within the district. Listed as a "contributing structure" to the Martha Jefferson Neighborhood conservation district, the attached 1920 Sanborn map does not show the structure; it is unclear when it was constructed, but we do know it was not built concurrently with the main house. While it is visible from the street, the shed is set deeply into the site and its diminutive size seems out of scale with the adjacent main house.

Partial infill of the front porch to accommodate a new mud room.

The interior of the existing house does not allow for a mud room. Infill of a portion of the west porch will allow space for the basic functions of a mud room / side entry. The width of the porch across the west facade of the house will not be altered; the mud room infill will be set back from the brick face of the house in deference to the original structure. The porch columns will remain as evidence of the original porch configuration, and the siding of the infill will be natural finished wood to clearly set it apart from the original construction. Windows and doors will be painted or stained wood.

Replacement of existing window on east facade with a door and transom.

The original window is currently inside a powder room and looks onto the existing, east-facing screen porch. The powder room will be removed and the window replaced with a painted wood door & transom to provide direct access from the entry hall of the house to the screen porch.

Construction of a new accessory apartment structure in the back yard.

This is a double-front lot with frontage on both Lexington and St. Charles Ave. A new accessory apartment structure is to be constructed in the back yard and will be built to the "front yard" setback required on St. Charles Avenue. The new structure will be distinctly different from the existing house, modern in details and constructed of vertical wood siding, large glass openings; wood doors and windows and a standing seam metal roof. The wood siding will be allowed to turn gray with time (similar to the contemporary house on the east side of St. Charles); the standing seam metal roof will be dark in color similar to the dark siding on the modern addition on the west side of the original house. In an effort

Mr. Jeff Werner

to preserve the existing large trees at this end of the site, the new structure will be built on piers to minimize damage to the trees' roots.

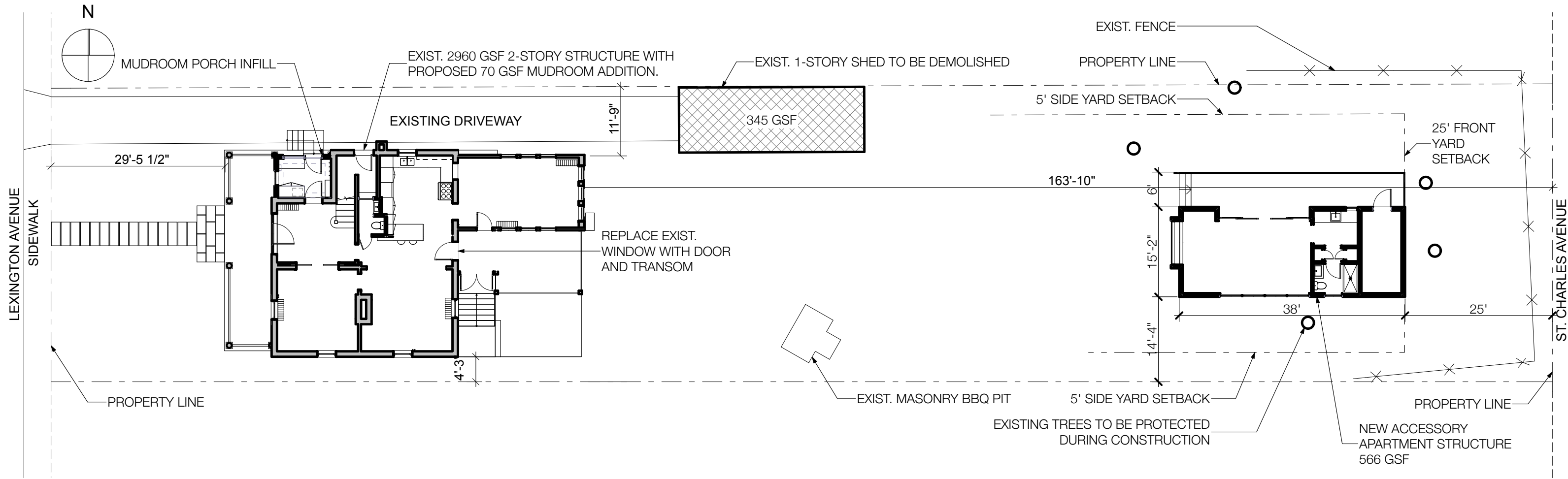
Please let me know if you have questions or comments that we can address. In the meanwhile, we'll forward to meeting with the BAR January 21.

With kind regards,

A handwritten signature in black ink, appearing to read "Jeff Dreyfus", with a long horizontal flourish extending to the right.

Jeff Dreyfus

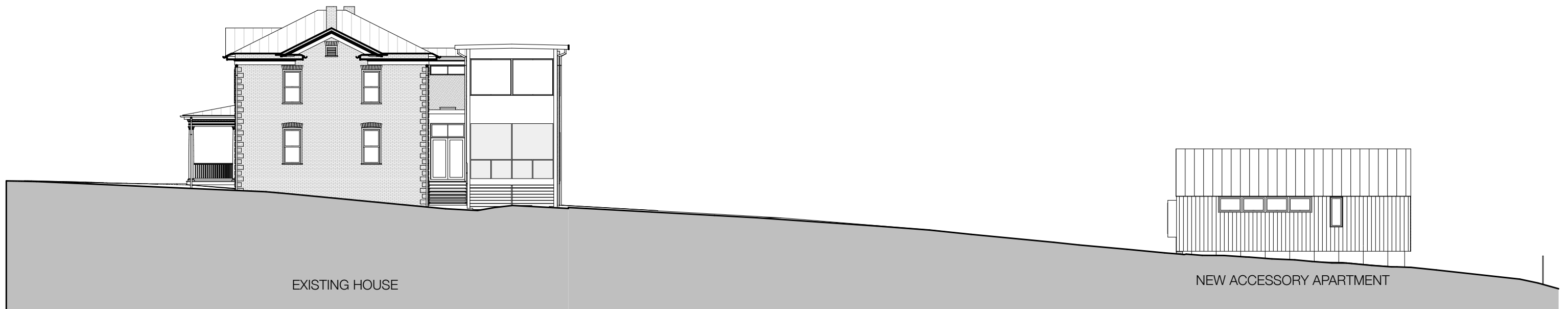
cc: Emily Umberger & Pradeep Rajagopalan



2

SITE PLAN

1/16" = 1'-0"



1

SITE SECTION

1/16" = 1'-0"





EXISTING SHED WEST ELEVATION



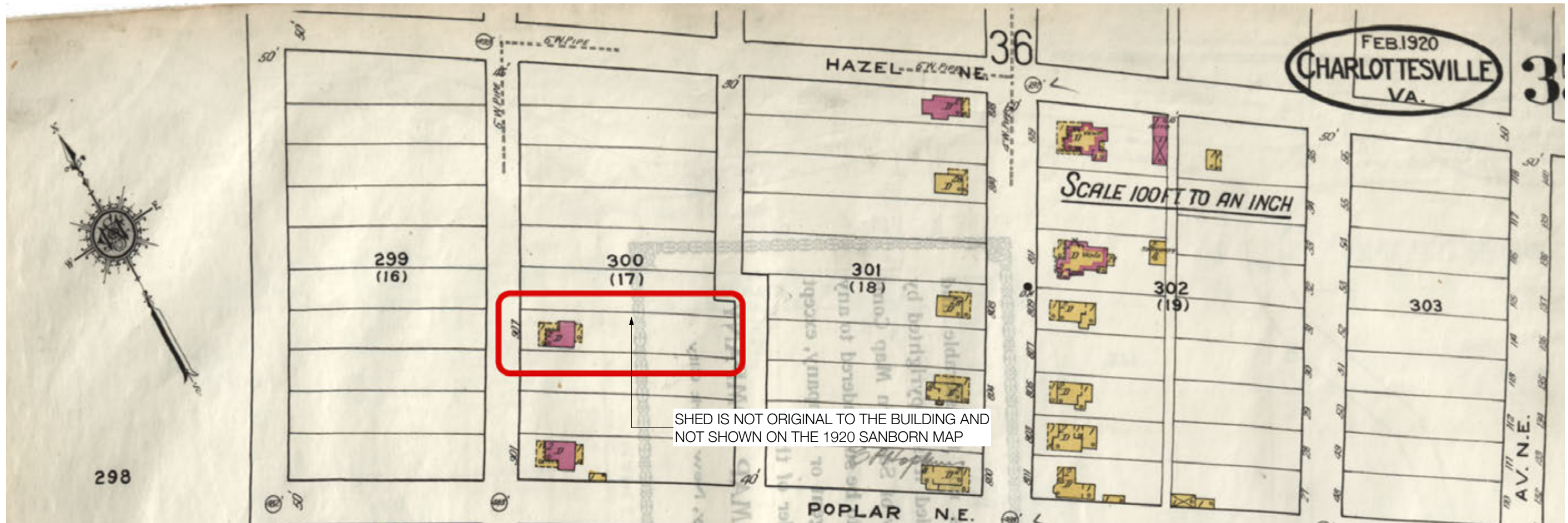
EXISTING SHED SOUTH ELEVATION



EXISTING SHED EAST ELEVATION



EXISTING SHED NORTH ELEVATION



SHED IS LISTED AS A CONTRIBUTING STRUCTURE TO THE MARTHA JEFFERSON NEIGHBORHOOD HISTORIC CONSERVATION DISTRICT



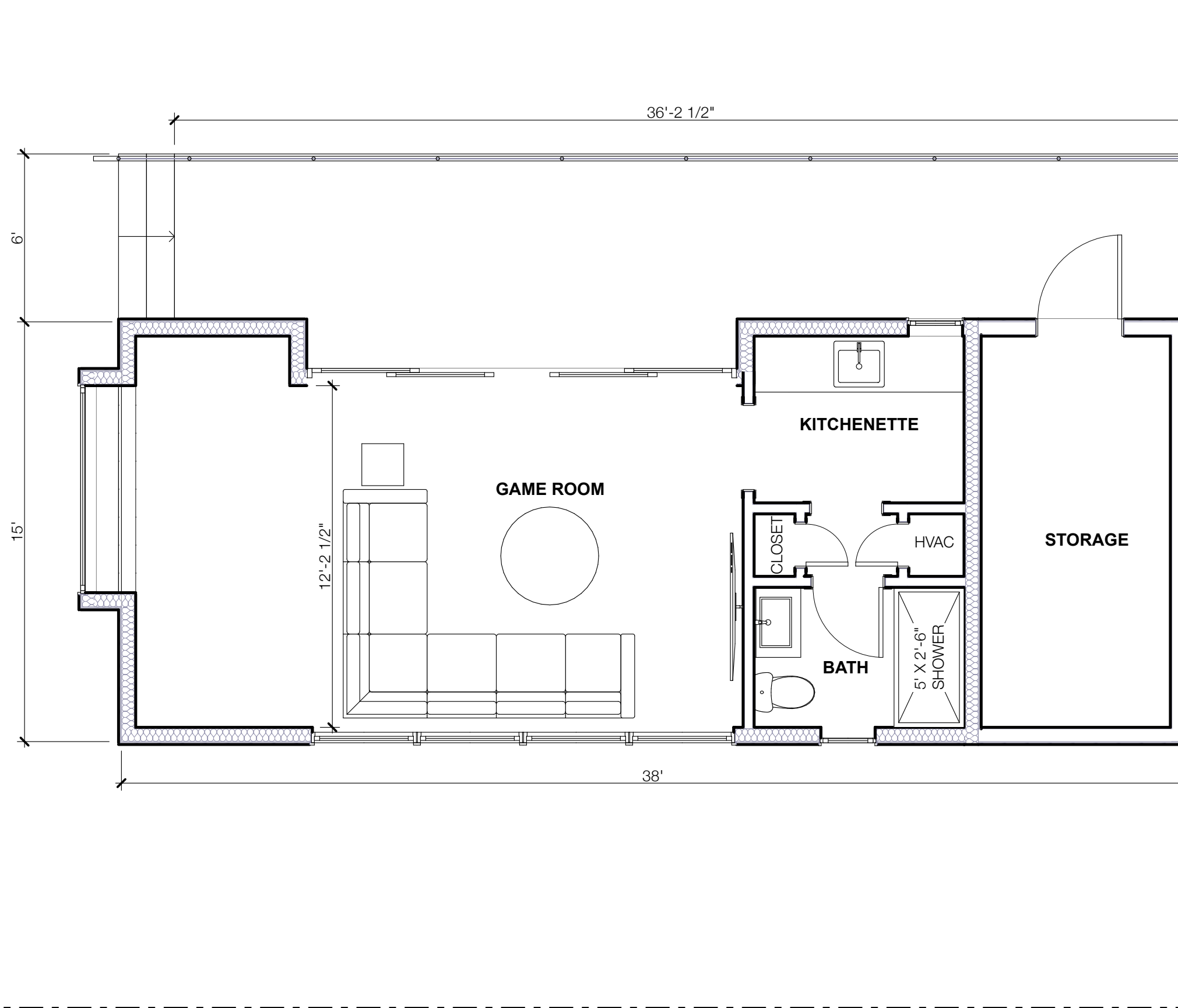
Legend

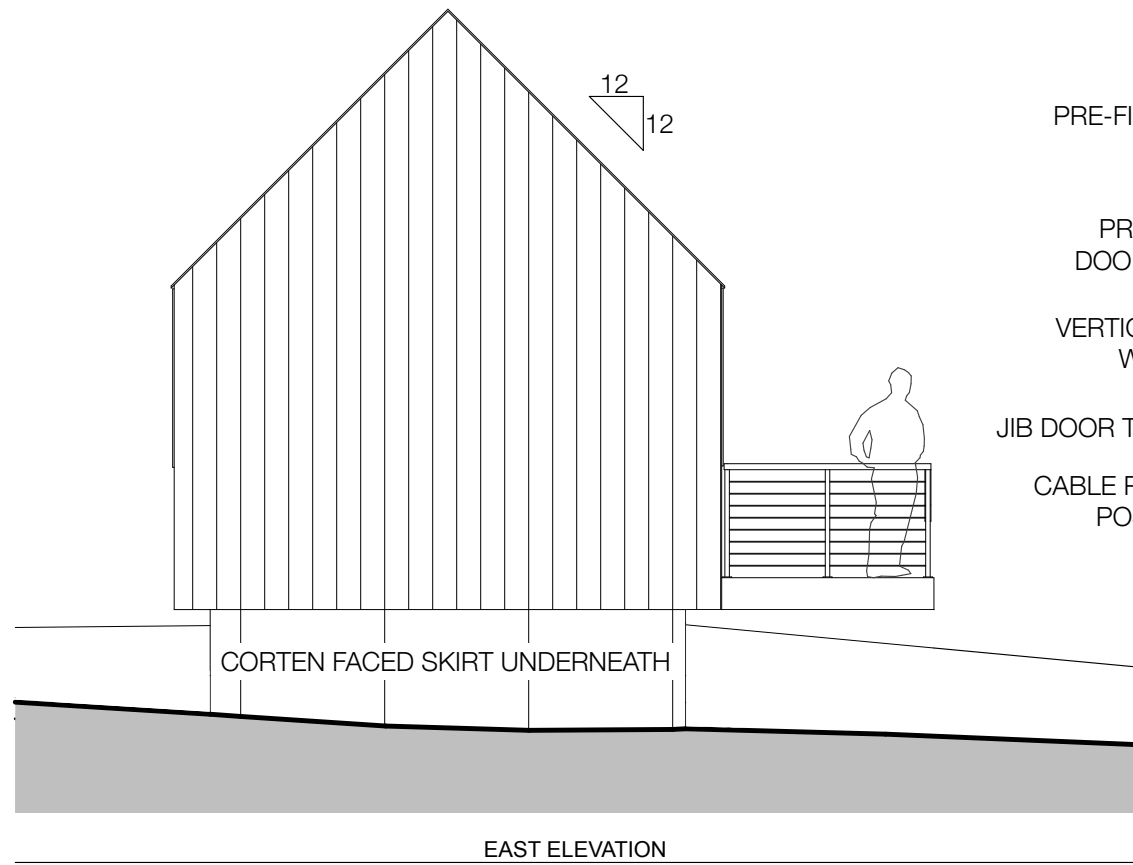
- Non Contributing Structures
- Contributing Structures
- Individually Protected Properties
- Conservation District Boundaries
- 123 Property Address



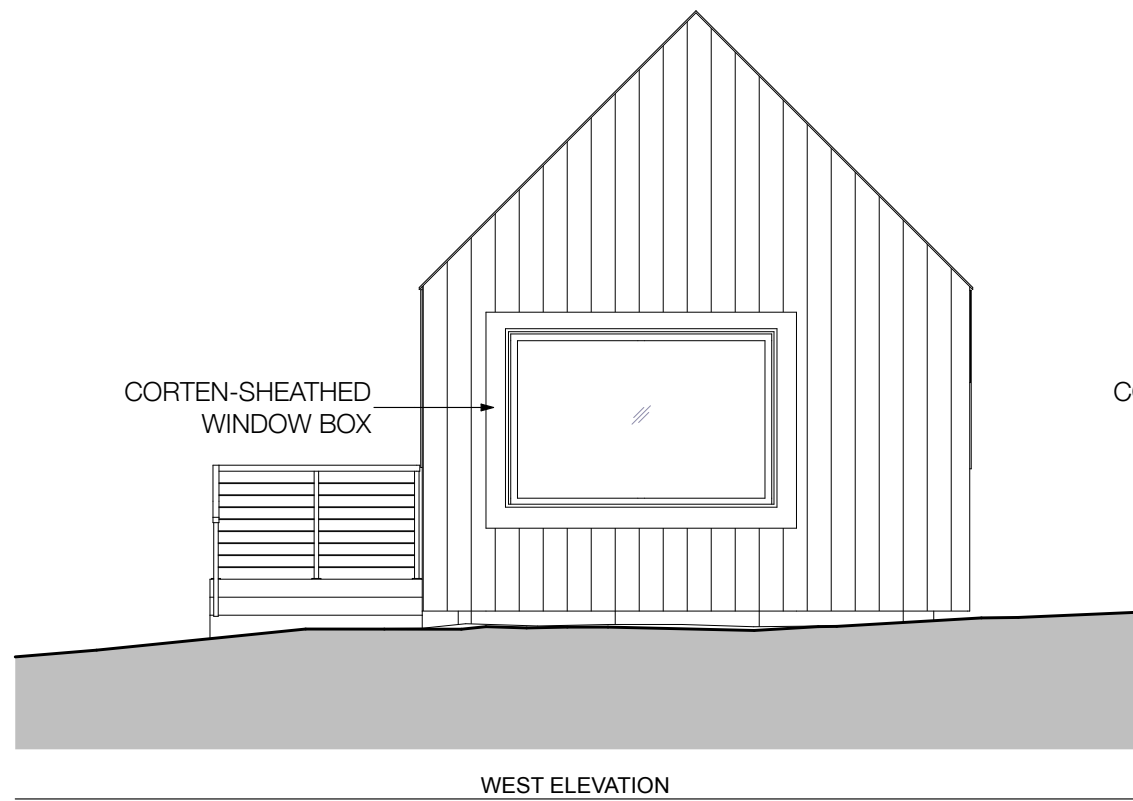
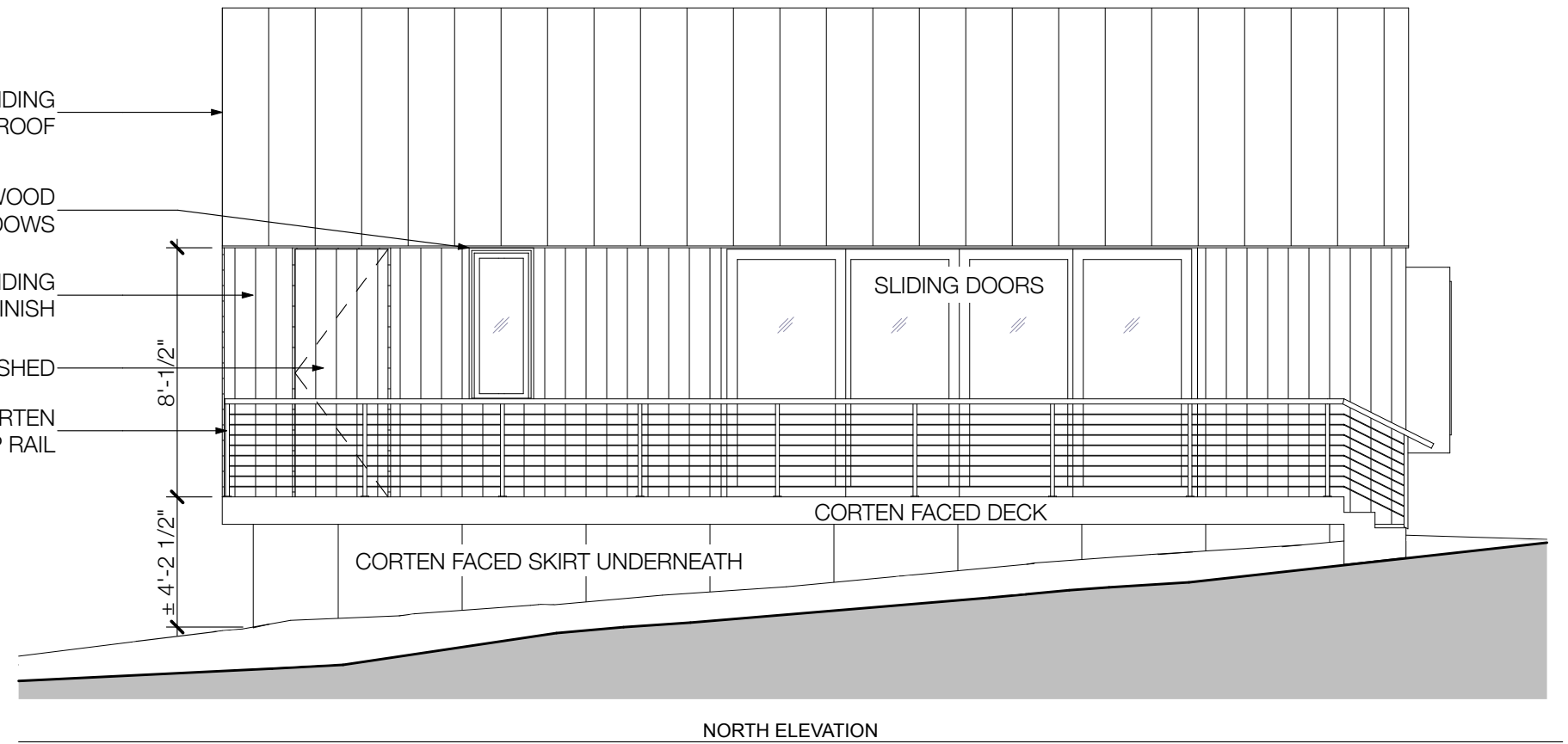
1 inch = 389 feet

City of Charlottesville
 Department of Neighborhood Development Services
 June 2010

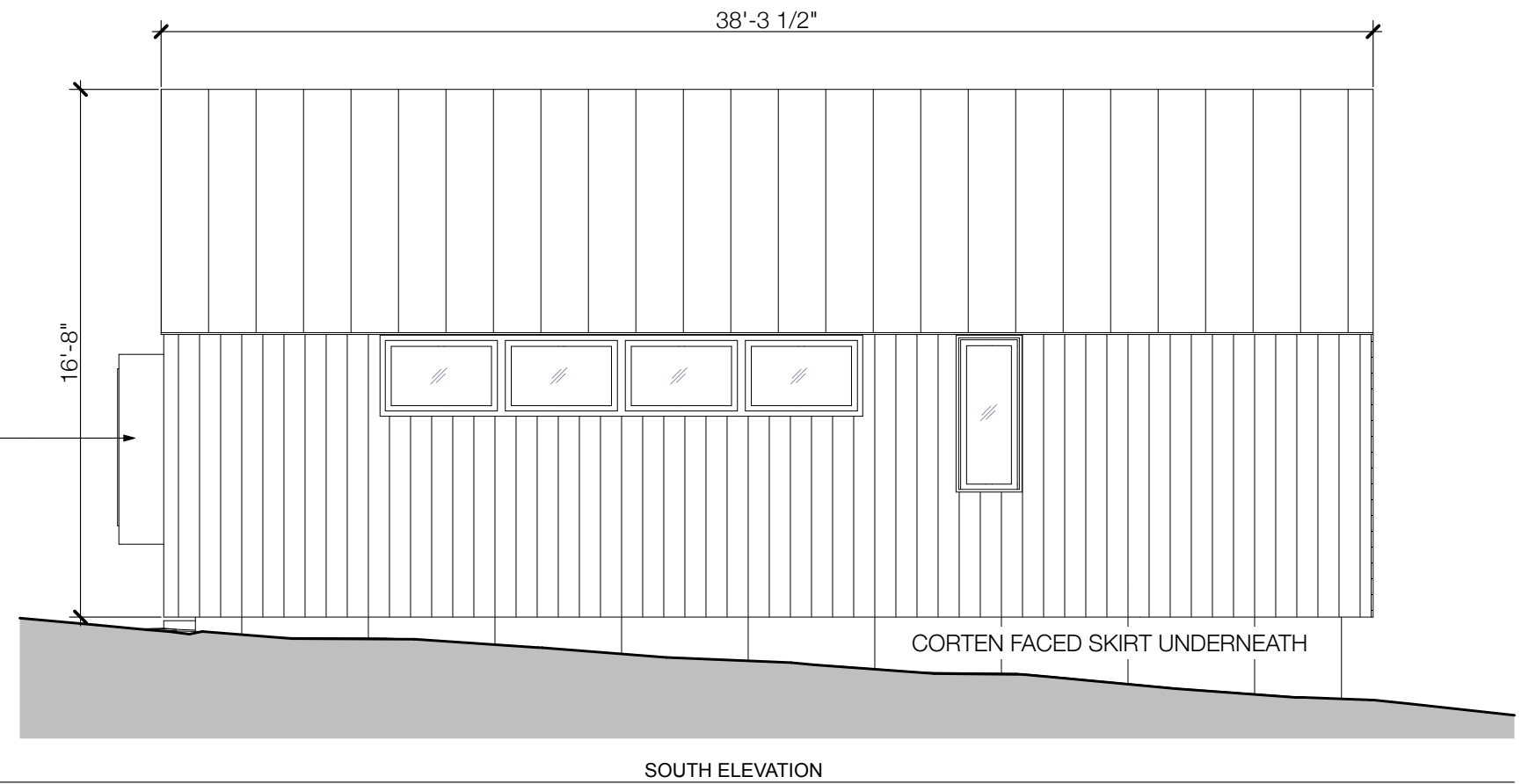


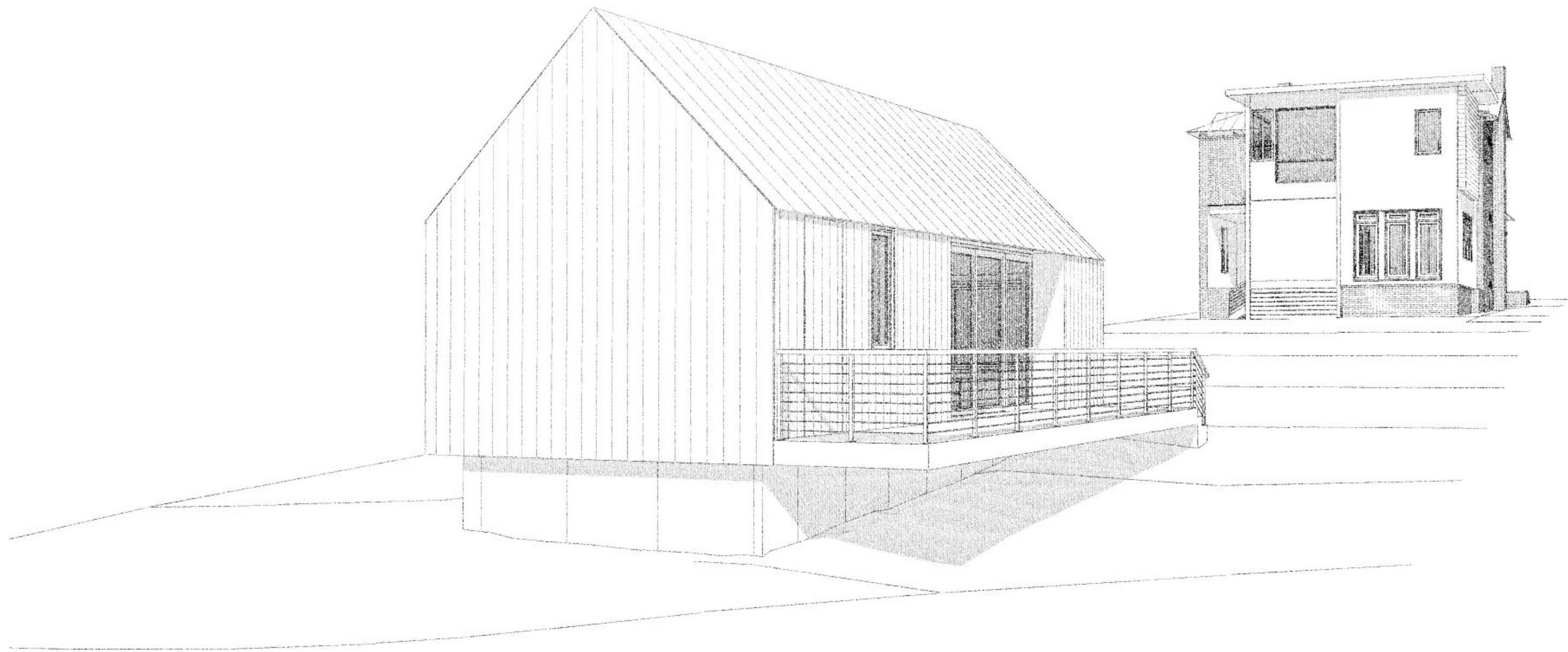


- PRE-FINISHED STANDING SEAM MTL. ROOF
- PRE-FINISHED WOOD DOORS AND WINDOWS
- VERTICAL CEDAR SIDING W/ NATURAL FINISH
- JIB DOOR TO STORAGE SHED
- CABLE RAIL WITH CORTEN POSTS AND TOP RAIL



- CORTEN-SHEATHED WINDOW BOX





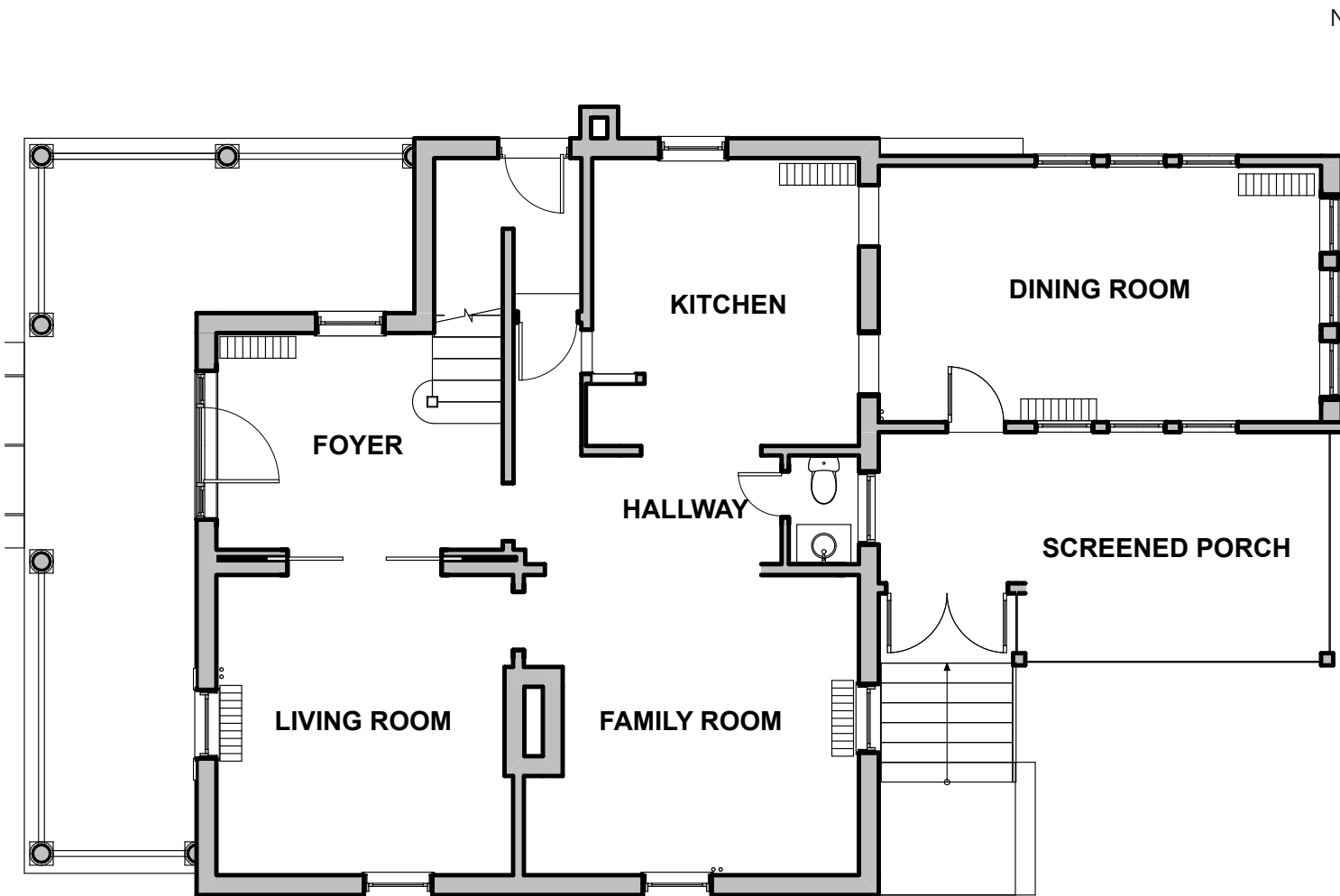




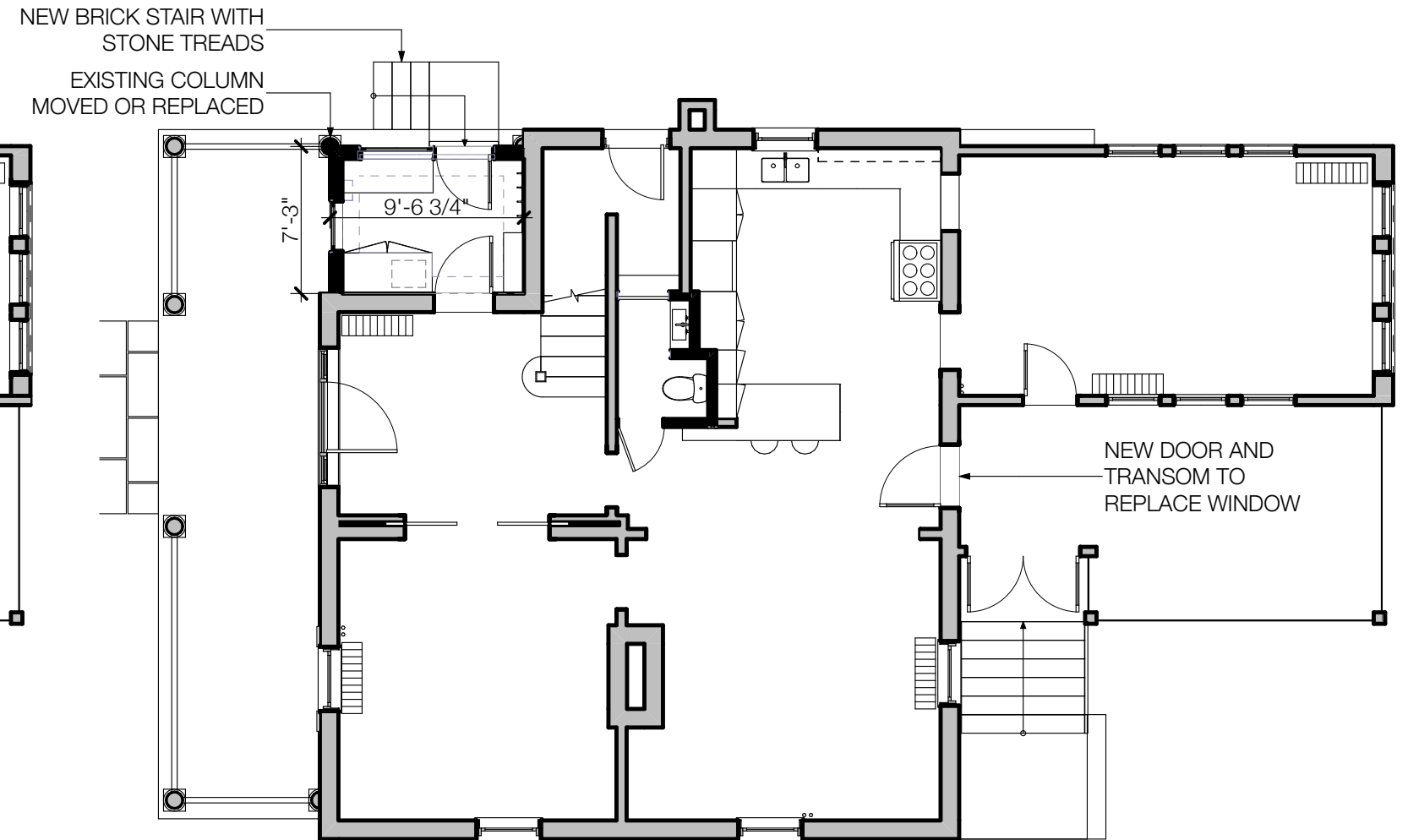
WINDOW TO BE REPLACED WITH DOOR + TRANSOM



REAR YARD EXISTING CONTEXT



1/10 1/8" = 1'-0" EXISTING PLAN



1/10 1/8" = 1'-0" PROPOSED PLAN

NOTE:
NEW WALLS SHOWN BLACK.

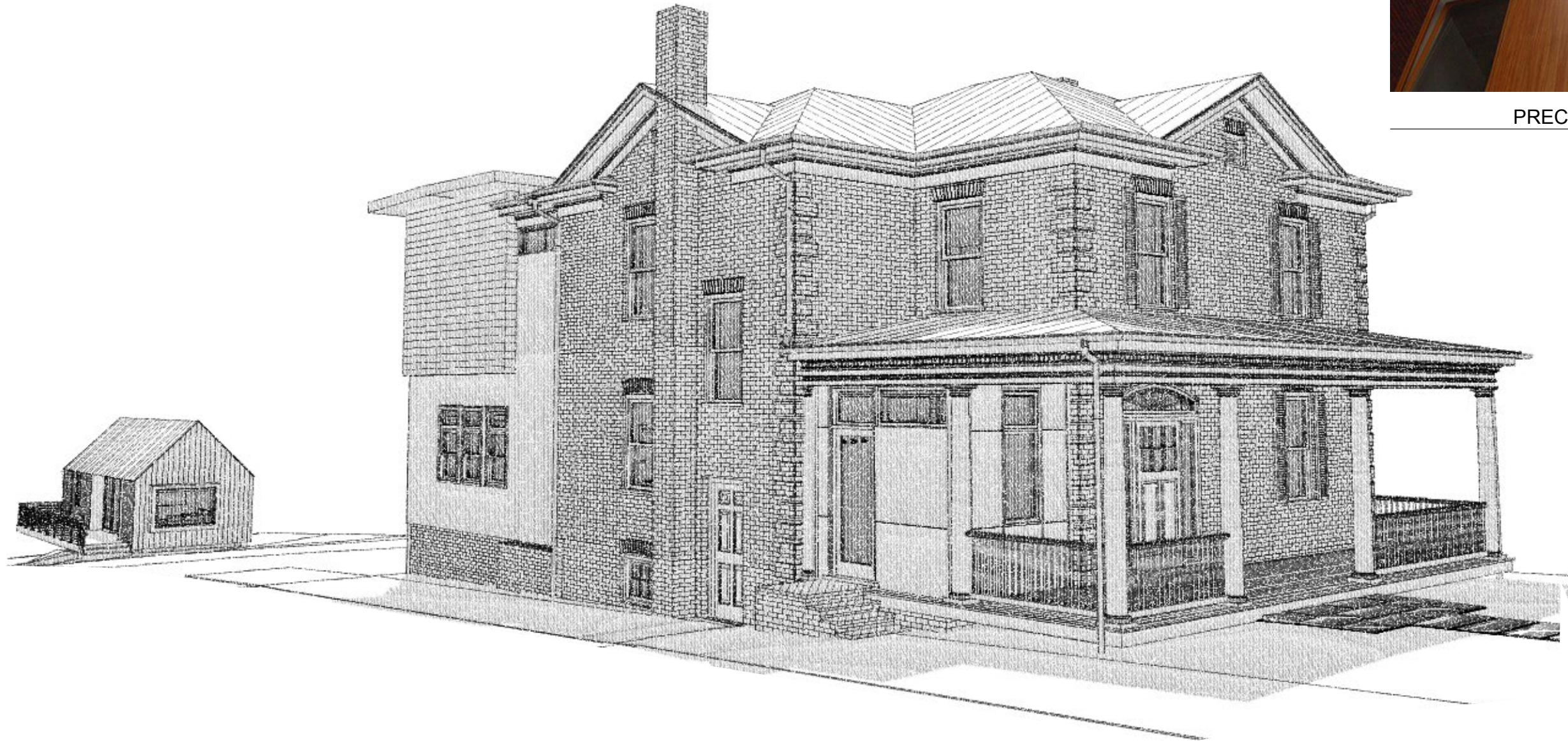












PRECEDENT IMAGE



DAMAGE TO EXISTING DOOR



TERMITE DAMAGE AT WALL FRAMING



TERMITE DAMAGE AT WINDOW SILL



FOUNDATION TRANSITION: FOOTPRINT NOT ORIGINAL



TERMITE DAMAGE AT SILL PLATE



TERMITE DAMAGE AT EXISTING RAFTERS



VIEW TOWARDS ST CHARLES FROM PROPOSED ACCESSORY BLDG



VIEW LOOKING SOUTH OF REAR YARD



VIEW TOWARDS ST CHARLES AVENUE



EXISTING FRONT PATH
MUDROOM ADDITION SIDING INSPIRATION



MAIN HOUSE: EXIST. EAST ELEVATION