

Watkins, Robert

From: Watkins, Robert
Sent: Wednesday, August 18, 2021 2:59 PM
To: Kevin Schafer
Cc: Werner, Jeffrey B
Subject: August 2021 BAR Decision

Certificate of Appropriateness

BAR 21-08-01
603 Lexington Avenue, Tax Parcel 520167000
Martha Jefferson Historic Conservation District
Owner: Richard Zeller
Applicant: Kevin Schafer, Design Develop
Project: First-floor addition

Dear Kevin,

The Charlottesville Board of Architectural Review reviewed the above-referenced project at their monthly meeting on August 18. The BAR made the following motion for your project:

Cheri Lewis moves: Having considered the standards set forth within the City Code, including the Historic Conservation District Guidelines, I move to find that the proposed first floor additions on the north and south sides at 603 Lexington Avenue 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, with a strong suggestion that the porch railings on the south side be retained as part of the addition, and with a recommendation that an existing south side window be retained for the east porch elevation.

Breck Gastinger seconds motion. Motion passes (7-0).

Please let me know if you have any further questions.

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902

**City of Charlottesville
Board of Architectural Review
Staff Report
August 17, 2021**



Certificate of Appropriateness Application

BAR 21-08-01

603 Lexington Avenue, Tax Parcel 520167000

Martha Jefferson Historic Conservation District

Owner: Richard Zeller

Applicant: Kevin Schafer, Design Develop

Project: First-floor addition



Background

Year Built: 1893-1897

District: Martha Jefferson Historic Conservation District

Status: Contributing

The two-story house is stucco and features a hipped roof and a surrounding porch.

Prior BAR Reviews

July 2019 - BAR approved CoA for demolition of garage/shed, and construction of new.

Application

- Applicant Submitted: Design Develop drawings 603 Lexington Avenue, dated July 2021: Cover; (blank); Sheets #3 – 20. (20 pages.)

Request CoA for the construction of first-floor additions on south and north elevations.

Project description (From applicant's submittal)

Proposed addition includes enclosing an existing side porch to create a ground level master suite for the owners to age in place. A second addition to the north side of the house extends the existing powder room and includes the addition of a main laundry room. The proposed project remains in keeping with the architectural considerations of the conservation district neighborhood. Proposed changes maintain essential architectural form and integrity of the existing house while creating a distinction between old and new in the following ways:

- Proposed addition employs a change in material that distinguishes the new construction from the existing historic house
- Existing porch columns will remain in place and will be engaged into the new structure.

- Existing brick piers are restored to align with existing column locations.
- Existing porch elements including the beam and railing are expressed through trim on the proposed addition.
- Proposed window placement maintains the harmony of existing windows and a new window is added to the front of the addition to provide balance for the front elevation.
- The north addition continues the harmony established by the modern addition to the rear and existing north side. The proposed bathroom and laundry room extends to the edge of the existing enclosed porch and the existing modern roof is extended towards the front of the house to include the addition. Existing trim is continued onto the new massing.

Discussion

Note: 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.

In general, staff recommends approval; however, there are elements that should be discussed and/or clarified:

- Changing the existing single-window to a double-window. Is this an appropriate alteration to the primary façade?
- Clarify detail of the composite panels on the south addition. (Profiled or trim applied to flat panels, etc.?)
- Clarify wall material at the north addition. (Photograph of the existing would be sufficient.)
- Provide cut sheets and/or information on the new windows. There is no specific requirement for HC Districts, but helpful to know what is proposed—wood, clad, true divided light, insulated glass with applied grilles, etc.
- Window trim and sill detail. Staff recommends the new match existing or be similar.

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the Historic Conservation District Guidelines, I move to find that the proposed first floor addition at 603 Lexington Avenue satisfies 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 [as submitted with the following modifications/conditions:]

Denial: Having considered the standards set forth within the City Code, including the Historic Conservation District Guidelines, I move to find that the proposed first floor addition at 603 Lexington Avenue 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 for the following reasons the BAR denies the application as submitted:...

Criteria, Standards, and Guidelines

Review Criteria Generally

Sec. 34-341 of the City Code. Criteria for approval

- a) 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.
- b) The BAR's review of the proposed new construction or addition to a building or structure shall be limited to factors specified in section 34-342. The BAR's review of the proposed demolition, razing or moving of any contributing structure shall be limited to the factors specified in section 34-343.
- c) The BAR, or city council on appeal, may require conditions of approval as are necessary or desirable to ensure that any new construction or addition would be compatible with the scale and character of the historic conservation district. Prior to attaching conditions to an approval, due consideration shall be given to the cost of compliance with the proposed conditions.

Sec. 34-342 of the City Code. Standards for review of new construction and additions.

The following features and factors shall be considered in determining the appropriateness of proposed new construction and additions to buildings or structures:

- 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 Guidelines for the Martha Jefferson Historic Conservation District

New Construction and Additions

Building Location – setback and spacing

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 average spacing between buildings on the same street.

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 the prevailing average height and width. Exceptions up to 200% of the prevailing height and width may be approved by the BAR when contextually appropriate.
3. An addition needs to be perceived as an addition and therefore should not visually overpower the existing building in scale and design.
4. An accessory building should appear secondary to the main building in scale and design.

5. Larger buildings (commercial or multi-family) otherwise permitted by zoning 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 reference contributing buildings on the same street or surrounding area. Other roof forms may be approved by the BAR when contextually appropriate.
2. If many of the contributing buildings on the same street have porches, then it is strongly recommended that the design of a new residence includes a porch or similar form of similar width and depth.

Building Openings – orientation, doors and windows

1. A single entrance door (or main entrance of 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, which are generally vertically oriented in residential areas.

Building Materials and Textures

1. The selection of materials and textures for a new building should relate architecturally to the district, and should be compatible with and complementary to neighboring buildings.
2. Long-lasting, durable and natural materials are preferred, including brick, wood, stucco, and cementitious siding and standing seam metal roofs. Clear glass windows (VLT of 70% or more) are preferred.

Building Paint

1. Painting unpainted brick or other masonry is discouraged because it is irreversible and may cause moisture problems.

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.

Architectural character-defining features of the Marth Jefferson HC District:

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.

603 Lexington Avenue



TM/P: 52/167

DHR: 104-5144-0045

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Other, 1892-1897.

August 2007: The Locust Grove Investment Company built this 2-story, 2-bay, stucco-finished, hipped-roof dwelling on speculation between 1893 and 1897 and sold it to widowed Sarah E. Eastham in 1897. The house features a hipped-roof porch that encircles the east-facing façade and most of the southern elevation before it terminates against a portion of the rear of the house that projects beyond the main mass. The porch is approached via only a single low step and is supported by symmetrically distributed slender turned posts with knobs and fan-like brackets, with a simplified spindle balustrade. The double, stained-glass doors are located in the north bay of the 1st floor and are topped by a transom. A 2/2-sash window occupies the other 1st floor bay, while each of the 2nd story bays also have single 2/2-sash windows. The building's cornice features exposed brackets below the projecting tin roof. A small sunroom currently under renovation abuts the western corner of the north elevation. Because of a grade change, the porch is supported on brick piers on the south elevation.

Individual Resource Status: **Single Dwelling**

Contributing: 1



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.

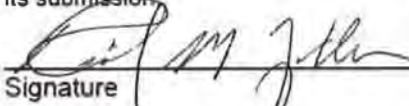
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375; Appeal of BAR decision regarding new construction or demolition \$125. Make checks payable to the City of Charlottesville.

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	Addition to residence	Parcel Number	520167000
Project Address/Location	603 Lexington Ave		
Owner Name	Richard and Virginia Zeller		Applicant Name

Applicant Information		Signature of Applicant	
Address: _____		I hereby attest that the information I have provided is, to the best of my knowledge, correct.	
Email: _____			
Phone: (W) _____ (H) _____		Signature	Date
		KEVIN SCHAEFER	7-23-2021
Property Owner Information (if not applicant)		Print Name	Date
Address: 603 Lexington Ave, Charlottesville 22902			
Email: rzeller616@aol.com		Property Owner Permission (if not applicant)	
Phone: (W) _____ (H) _____		I have read this application and hereby give my consent to its submission.	
			
		Signature	Date
		Richard M. Zeller	7/23/2021
		Print Name	Date

Description of Proposed Work (attach separate narrative if necessary):
Construction of first floor addition

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

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

Re: 603 Lexington Ave | BAR Submission

Kevin Schafer

Thu 8/12/2021 3:22 PM

To: Werner, Jeffrey B <wernerjb@charlottesville.gov>

**** WARNING:** This email has originated from **outside of the organization**. Do not click links or open attachments unless you recognize the sender and know the content is safe. ******

Jeff and Robert,

Apologies for the delay in responding to your questions - I wanted to coordinate with our window supplier at GastonWyatt to ensure I was showing a proposed new window that would closest

Responses to your comments and questions can be found in red

North Addition: I assume the new will be a continuation of the existing, but need some information on that. Either add notes or photos of the existing would be fine.

DD Response: Notes have been added to page 15 of the booklet that describe the work to be done. Your assumption is correct, this is really an extension of the existing addition.

Doors and windows: Do you have cut sheets on what is proposed? There is no specific requirement for HC Districts, but helpful to know what is proposed—wood, clad, true divided light, insulated glass with applied grilles, etc. (The BAR allows insulated goals with applied grilles, provided there is an internal spacer bar.)

DD Response: Proposed window information can be found on page 22 and 23 of the booklet. It is the Marvin Signature Ultimate collection, an aluminum clad wood window with a spacer bar at the SDL grilles. The color and grilles will match the existing windows

Also, the BAR may question changing the single window to a double. The HC District guidelines are very flexible, but more rigid relative to the primary façade. Give some thought to that possibility.

DD Response: Thanks for the heads up. We will come prepared. We feel like by reusing the existing double hung historic window, there is a strong argument for appropriateness. It also serves a functional purpose.

Composite panels: Will those be profiled panels or trim applied to flat panels? Doesn't matter which, but BAR will, want to know what is proposed.

DD Response: We've clarified this on page 13 of the booklet, but it will be trim applied to flat panels.

Photos: Need three pics that show BAR the existing conditions.

DD Response: Existing conditions photos have been added to pages 4 and 5 of the booklet. Due to the beautiful landscaping on the Zeller's property, getting a clear shot can be challenging - particularly in summer!

Thank you

 designdevelopllc.com

603 LEXINGTON AVE.
BAR SUBMISSION



DESIGN
DEVELOP

AUGUST | 2021

LOCATION: THE SITE IS LOCATED AT 603 LEXINGTON AVENUE AND IS LOCATED WITHIN THE MARTHA JEFFERSON CONSERVATION DISTRICT. THE SITE IS ZONED R-1S.

PROJECT DESCRIPTION: THE PROPOSED ADDITIONS TO 603 LEXINGTON AVENUE INCLUDE ENCLOSING AN EXISTING SIDE PORCH TO CREATE A GROUND LEVEL MASTER SUITE FOR THE OWNERS TO AGE IN PLACE. A SECOND ADDITION TO THE NORTH SIDE OF THE HOUSE EXTENDS THE EXISTING POWDER ROOM AND INCLUDES THE ADDITION OF A MAIN LAUNDRY ROOM. THE PROPOSED PROJECT REMAINS IN KEEPING WITH THE ARCHITECTURAL CONSIDERATIONS OF THE CONSERVATION DISTRICT NEIGHBORHOOD. PROPOSED CHANGES MAINTAIN ESSENTIAL ARCHITECTURAL FORM AND INTEGRITY OF THE EXISTING HOUSE WHILE CREATING A DISTINCTION BETWEEN OLD AND NEW IN THE FOLLOWING WAYS:

- PROPOSED ADDITION EMPLOYS A CHANGE IN MATERIAL THAT DISTINGUISHES THE NEW CONSTRUCTION FROM THE EXISTING HISTORIC HOUSE
- EXISTING PORCH COLUMNS WILL REMAIN IN PLACE AND WILL BE ENGAGED INTO THE NEW STRUCTURE.
- EXISTING BRICK PIERS ARE RESTORED TO ALIGN WITH EXISTING COLUMN LOCATIONS.
- EXISTING PORCH ELEMENTS INCLUDING THE BEAM AND RAILING ARE EXPRESSED THROUGH TRIM ON THE PROPOSED ADDITION.
- PROPOSED WINDOW PLACEMENT MAINTAINS THE HARMONY OF EXISTING WINDOWS AND A NEW WINDOW IS ADDED TO THE FRONT OF THE ADDITION TO PROVIDE BALANCE FOR THE FRONT ELEVATION.
- THE NORTH ADDITION CONTINUES THE HARMONY ESTABLISHED BY THE MODERN ADDITION TO THE REAR AND EXISTING NORTH SIDE. THE PROPOSED BATHROOM AND LAUNDRY ROOM EXTENDS TO THE EDGE OF THE EXISTING ENCLOSED PORCH AND THE EXISTING MODERN ROOF IS EXTENDED TOWARDS THE FRONT OF THE HOUSE TO INCLUDE THE ADDITION. EXISTING TRIM IS CONTINUED ONTO THE NEW MASSING.

MASSING AND FOOTPRINT: THE PROPOSED MASTER BATHROOM ADDITION AT THE FRONT OF THE HOUSE IS WITHIN THE FOOTPRINT OF AN EXISTING SIDE PORCH AND IS INCLUDED UNDER THE EXISTING PORCH ROOF. THE PROPOSED LAUNDRY ROOM ADDITION REMAINS ALIGNED WITH THE CURRENT NORTH EDGE OF THE HOUSE AND THE CHANGE OF MASS OCCURS WITH AN EXTENSION TOWARDS THE FRONT OF THE HOUSE. THE EXISTING HOUSE IS 2,285 SQ FT AND THE PROPOSED ADDITIONS TOTAL 240 SQ FT. THE FRONT ADDITION IS 160 SF AND NORTH ADDITION IS 80 SF.

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603 LEXINGTON AVE
CHARLOTTESVILLE, VA

EXISTING CONDITIONS

4

DESIGN DEVELOP, LLC
AUGUST, 2021



EXISTING CONDITIONS - SOUTHEAST



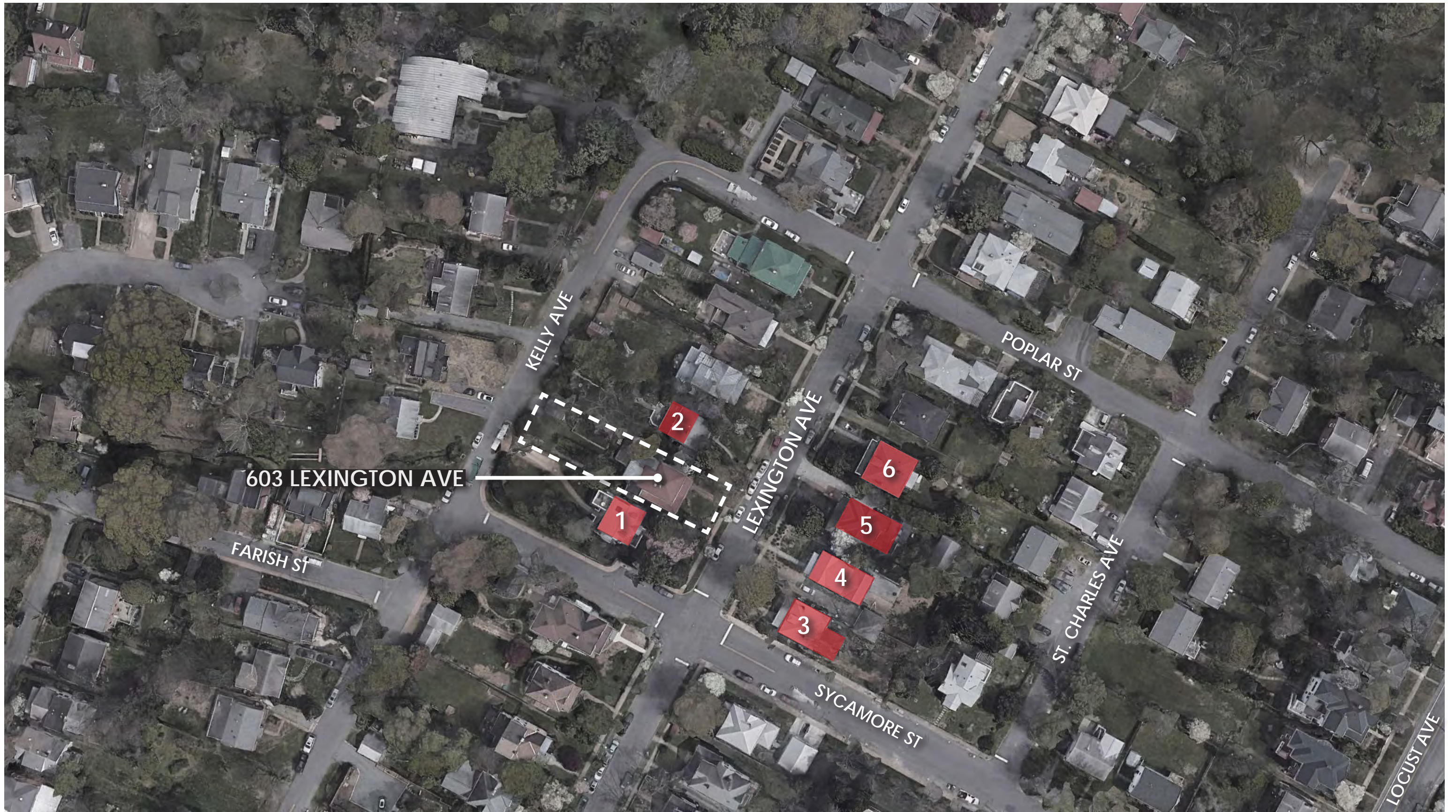
EXISTING CONDITIONS - NORTHEAST



EXISTING CONDITIONS - SOUTHEAST



EXISTING CONDITIONS - NORTHEAST





601 LEXINGTON



605 LEXINGTON



600 LEXINGTON



606 LEXINGTON



608 LEXINGTON



612 LEXINGTON



EXISTING FRONT



APPROVED FRONT



EXISTING SIDE



APPROVED SIDE

712 LEXINGTON AVE, SIDE PORCH ADDITION
 APPROVED JANUARY 2020

1/8" = 1'-0

603 LEXINGTON AVE
 CHARLOTTESVILLE, VA

SIMILAR BAR APPROVED ADDITIONS

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 AUGUST, 2021



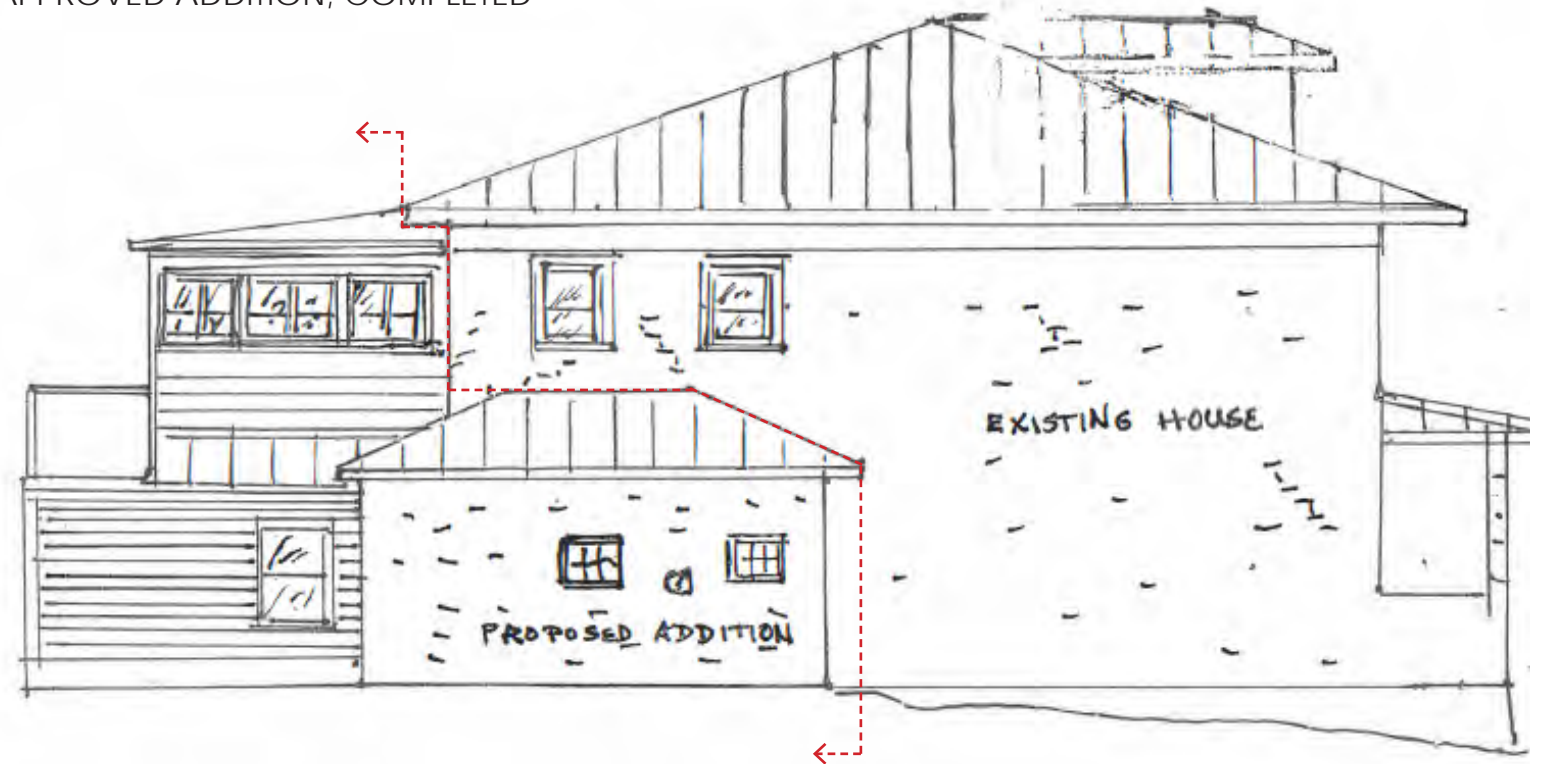
EXISTING CONDITIONS



APPROVED ADDITION, COMPLETED



APPROVED ADDITION



APPROVED ADDITION

1115 HAZEL ST, SIDE ADDITION
 APPROVED FEBRUARY 2020

603 LEXINGTON AVE
 CHARLOTTESVILLE, VA

SIMILAR BAR APPROVED ADDITIONS

DESIGN DEVELOP, LLC
 AUGUST, 2021









NEW WINDOWS TO MATCH EXISTING

EXISTING EAVE TO REMAIN

COMPOSITE TRIM AT EXISTING BEAM

EXISTING WINDOW RELOCATED

HARDIE ARTISAN LAP SIDING

COMPOSITE PANELING; TRIM APPLIED TO FLAT PANELS

COMPOSITE FLAT TRIM BEHIND HALF COLUMNS

EXISTING COLUMNS TO REMAIN

NEW BRICK PIERS TO ALIGN WITH EXISTING COLUMNS. NEW LATTICE TO MATCH EXISTING



603 LEXINGTON AVE
CHARLOTTESVILLE, VA

EXISTING PERSPECTIVE VIEW - NORTH ADDITION

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AUGUST, 2021





SCALE: 1/4" = 1'-0

603 LEXINGTON AVE
CHARLOTTESVILLE, VA

EXISTING FRONT ELEVATION

16

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AUGUST, 2021



SCALE: 1/4" = 1'-0

603 LEXINGTON AVE
CHARLOTTESVILLE, VA

PROPOSED FRONT ELEVATION

17

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SCALE: 1/4" = 1'-0

603 LEXINGTON AVE
CHARLOTTESVILLE, VA

EXISTING SOUTH ELEVATION
18

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AUGUST, 2021



SCALE: 1/4" = 1'-0

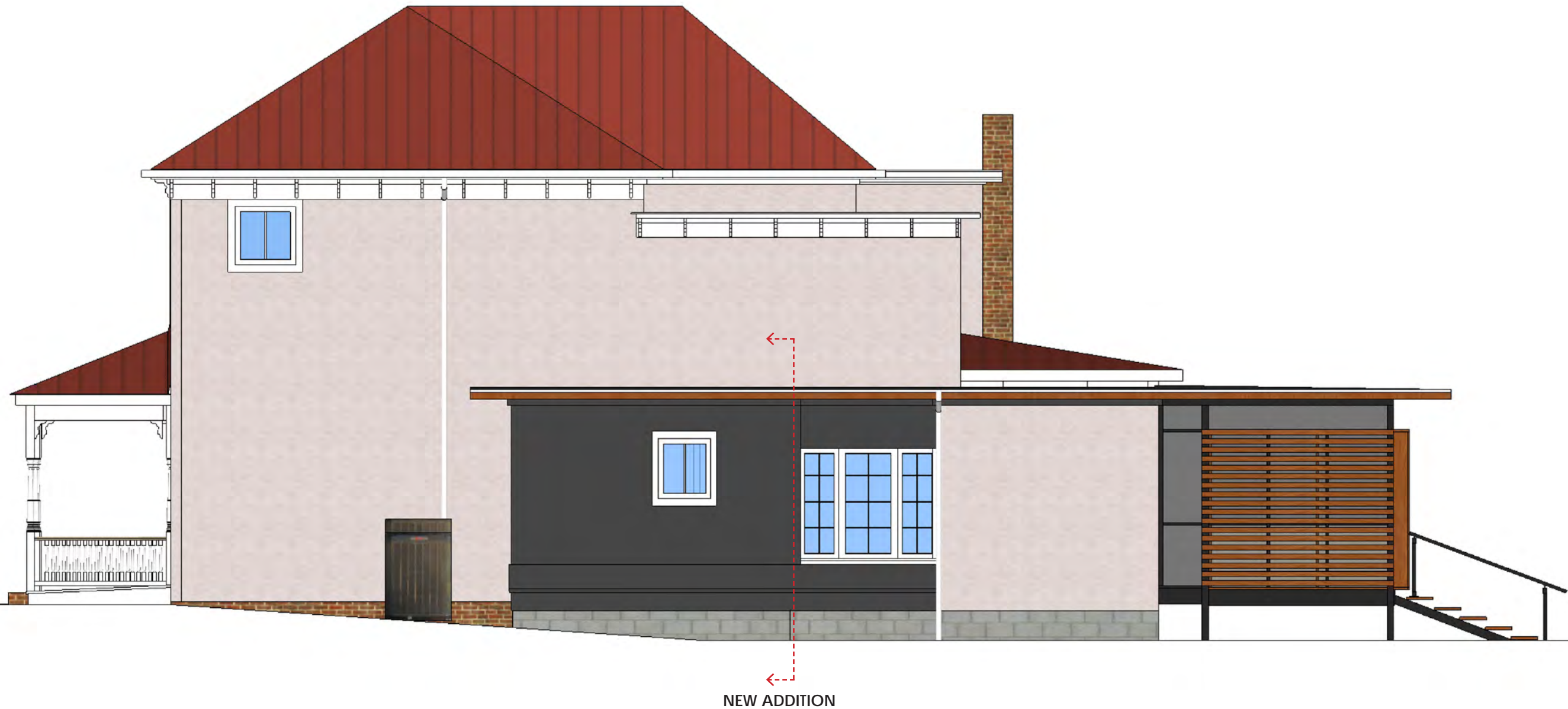
603 LEXINGTON AVE
CHARLOTTESVILLE, VA

PROPOSED SOUTH ELEVATION
19

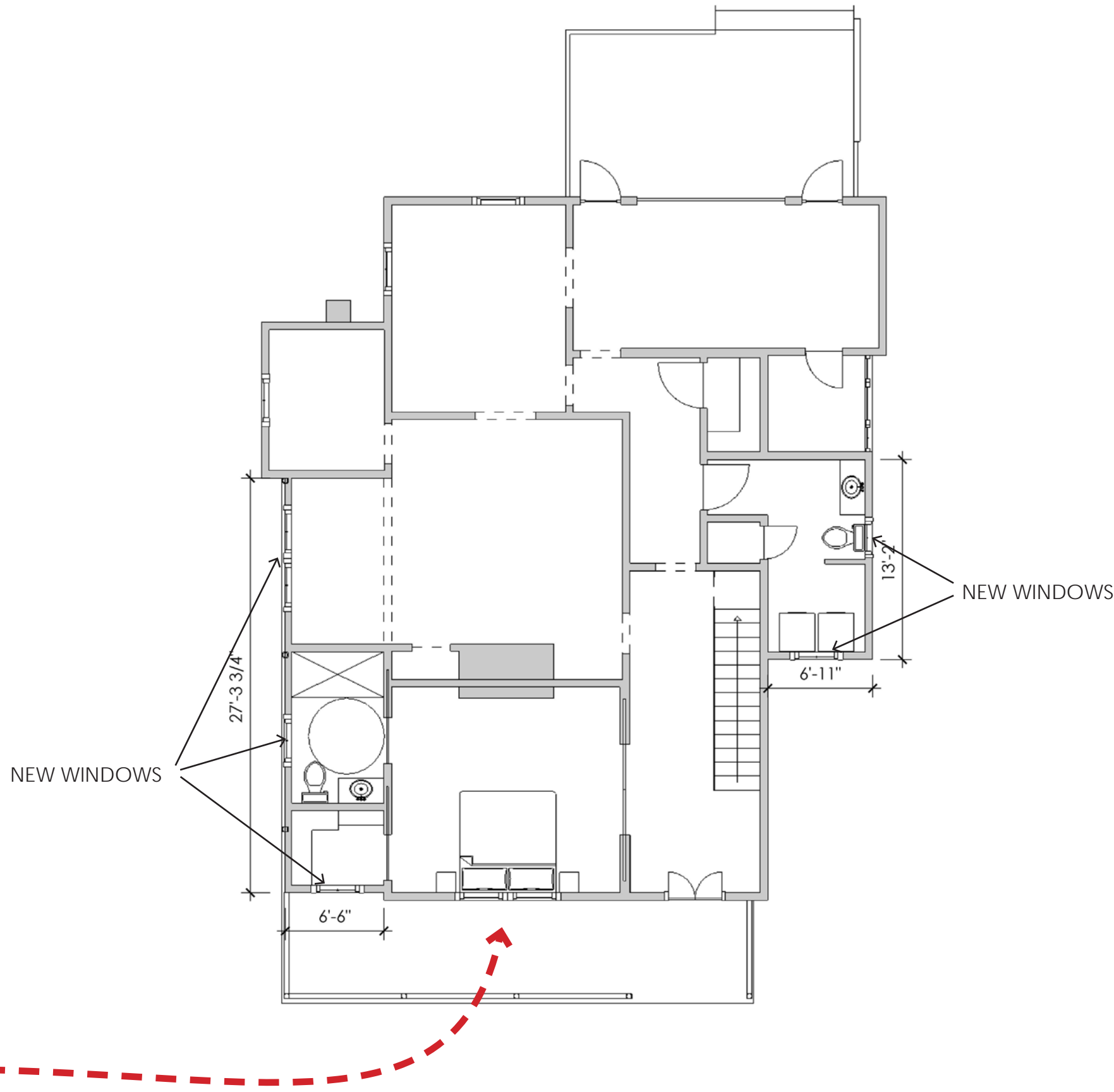
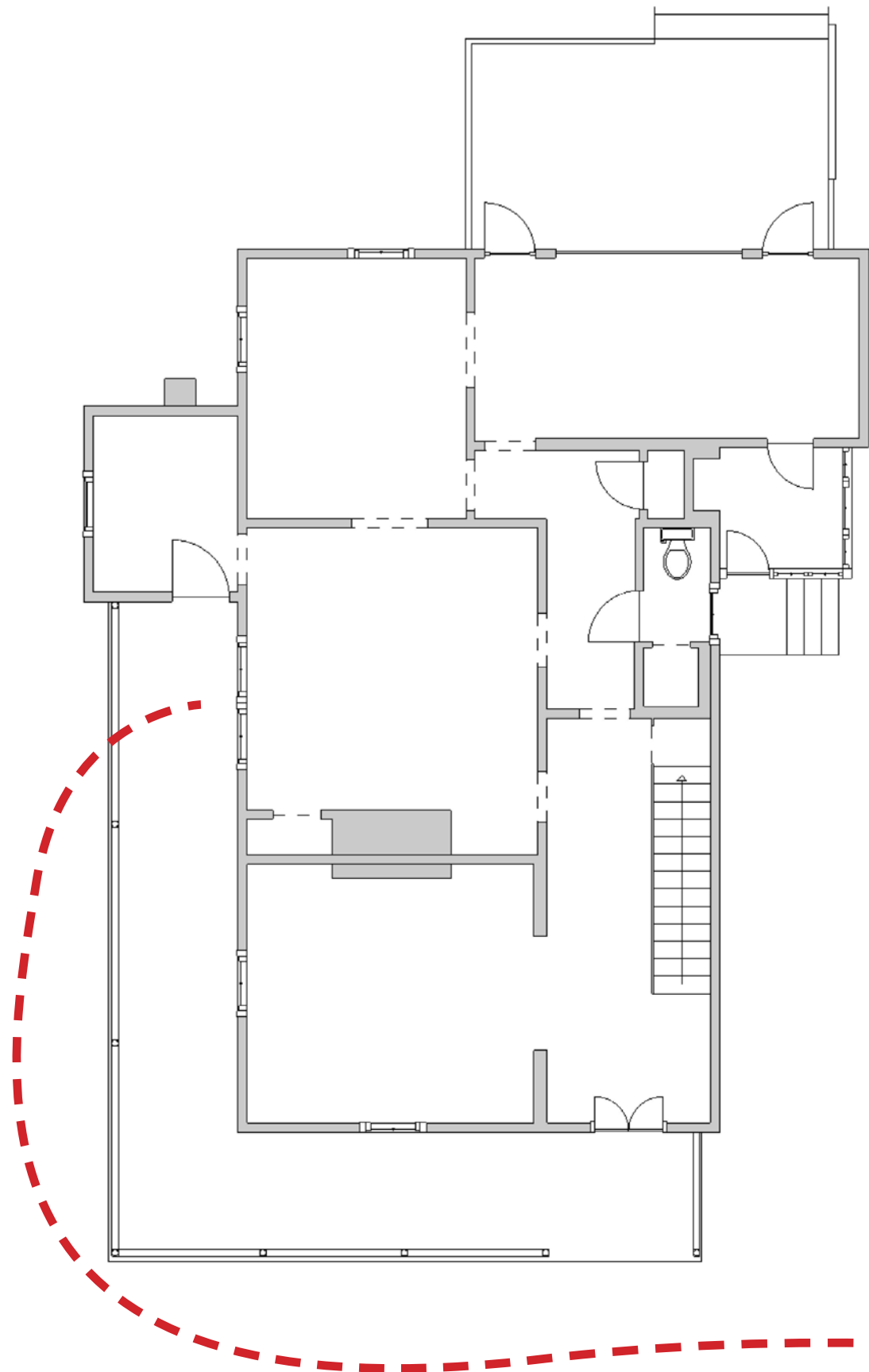
DESIGN DEVELOP, LLC
AUGUST, 2021



SCALE: 1/4" = 1'-0



SCALE: 1/4" = 1'-0



EXISTING DOUBLE WINDOW TO BE
RELOCATED TO FRONT ELEVATION

ULTIMATE DOUBLE HUNG G2



A contemporary classic, the Marvin Signature™ Ultimate Double Hung G2 window blends traditional beauty with state-of-the-art window performance. Reliable and energy efficient, the Ultimate Double Hung G2 window offers an auto-lock feature for convenient security, durable hardware for smooth operation and Marvin's unique wash mode for easy cleaning. Customize your design with round top styles or single hung operation with optional Lift Lock - Marvin's exclusive bottom rail locking mechanism for easier operation in hard-to-reach areas.

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FOR THE PROS

Find technical documents for this product, including installation instructions, sizes and elevations, 3D drawings, architectural detail manuals and more.

[TECHNICAL SPECIFICATIONS](#)

Simulated Divided Lite with Spacer Bar (SDLS)



Paired with SDL bars on the exterior of the glass, a spacer bar is installed between the glass, creating an even closer match to the Authentic Divided Lite look.

Clad Color Options



Stone White

A high-quality window deserves a dependable finish. Our low maintenance clad-wood products feature an extruded aluminum exterior finished in commercial-grade paint for superior resistance to fading and chalking. Our palette of nineteen color options spans from muted, earthy tones to bold, rich colors and three pearlescent finishes. Custom color matching is also available to meet any design vision.

Selected: Stone White



**Custom Colors: Any color. Any window or door. You name it. No matter what your inspiration for a custom window or door color, Marvin will match it. You get any color your heart desires, with your own personal custom color name and a 20-year warranty. See your Marvin dealer for details and ask about special pricing.*

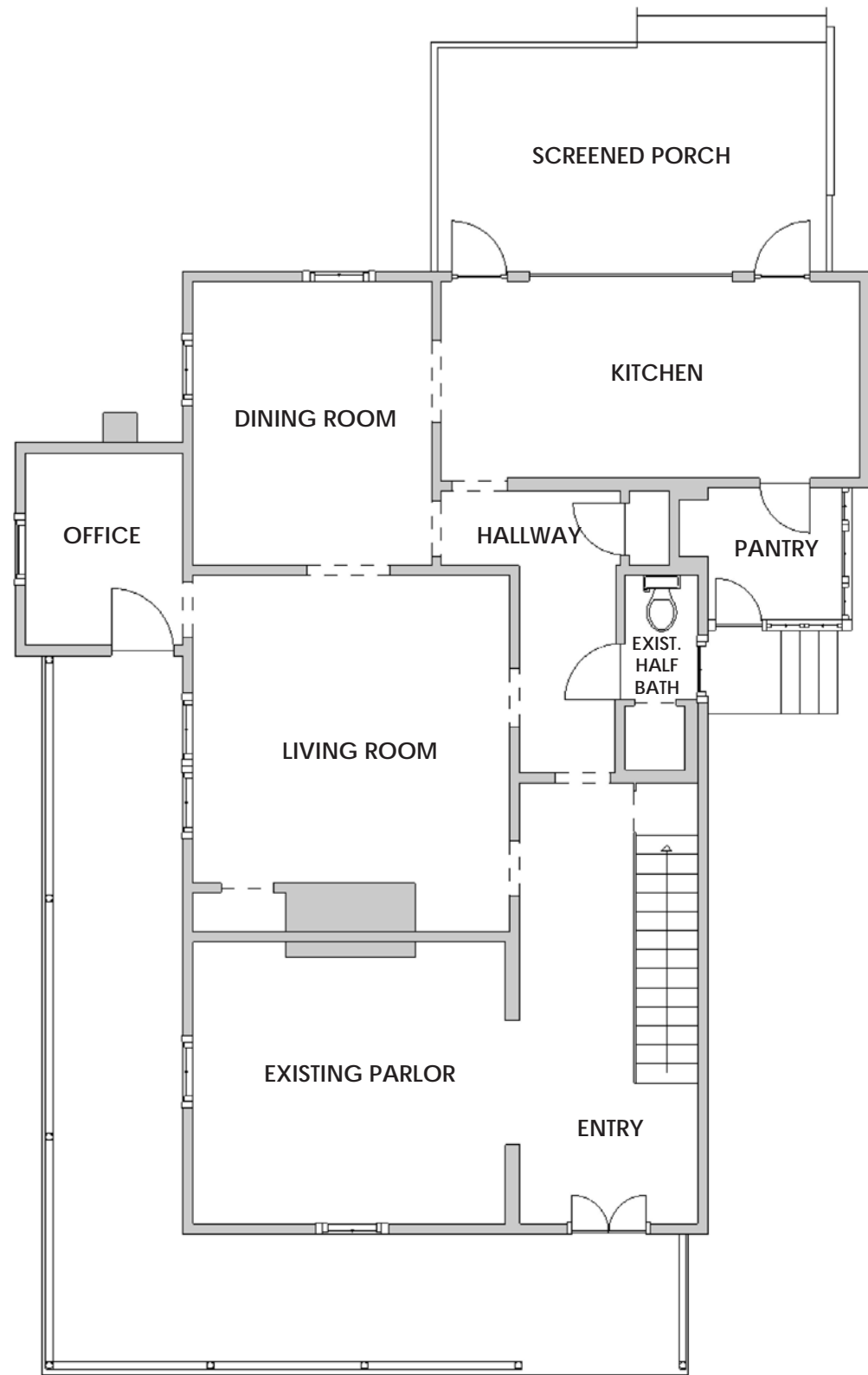


INTERIOR

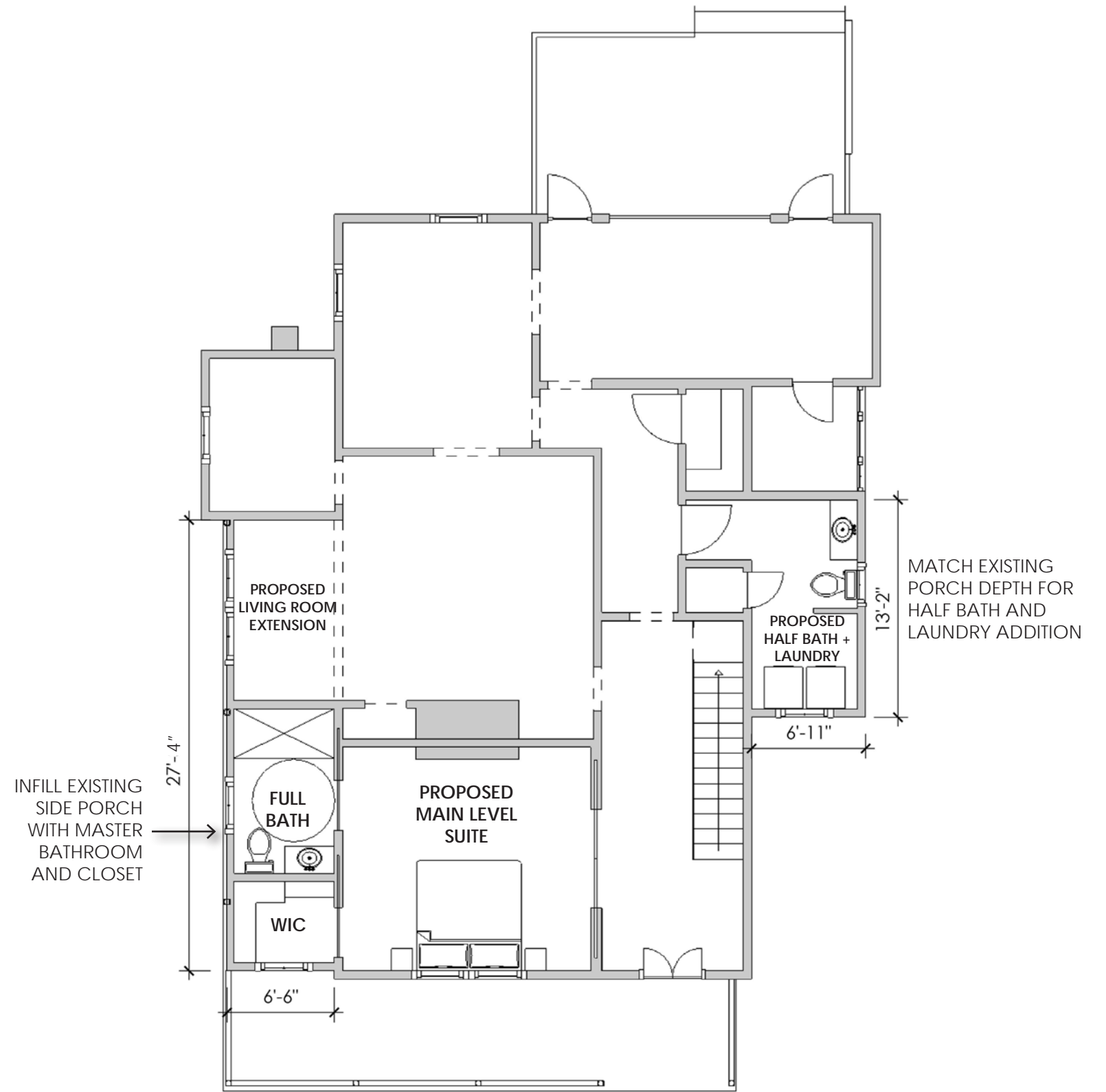
EXTERIOR

Features of the Ultimate Double Hung G2 Window

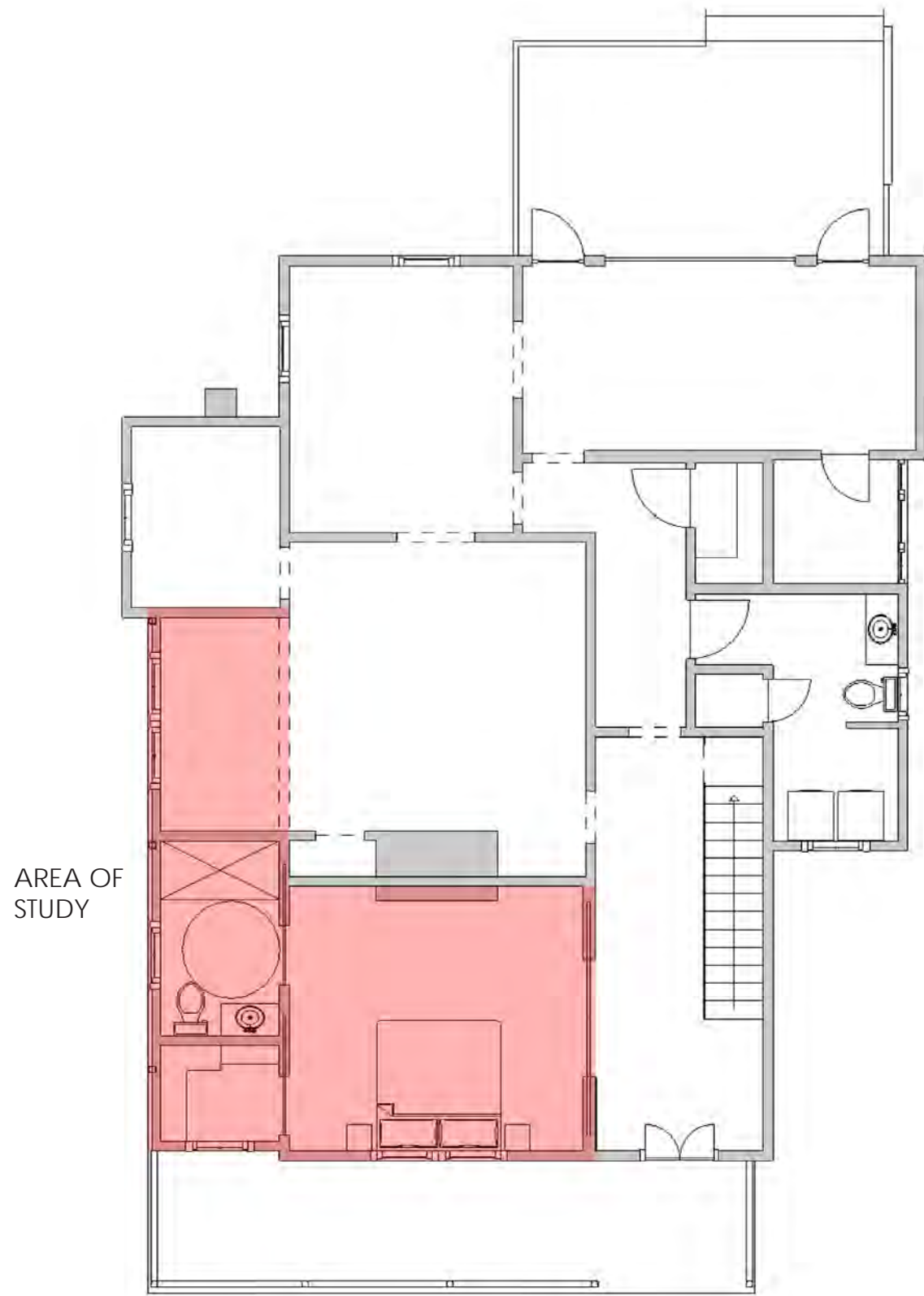
- Available in heights up to 10.5 feet or widths up to 5.5 feet
- Marvin's exclusive auto-lock activates when sashes are closed for convenient security
- Unique wash mode allows cleaning of both sides of glass from indoors
- Narrow checkrail maximizes view, while maintaining historical accuracy
- Retractable screen option is nearly invisible when the screen is not in use
- Available with the same features in a single hung style, with optional Lift Lock
- Additional configurations include round top, stationary transom or picture window
- Hidden Lock Status Sensor option connects with your smart home to indicate when windows are closed and locked
- Available with IZ3 coastal/hurricane certification
- Available with Commercial Windows Performance certification
- CE certified



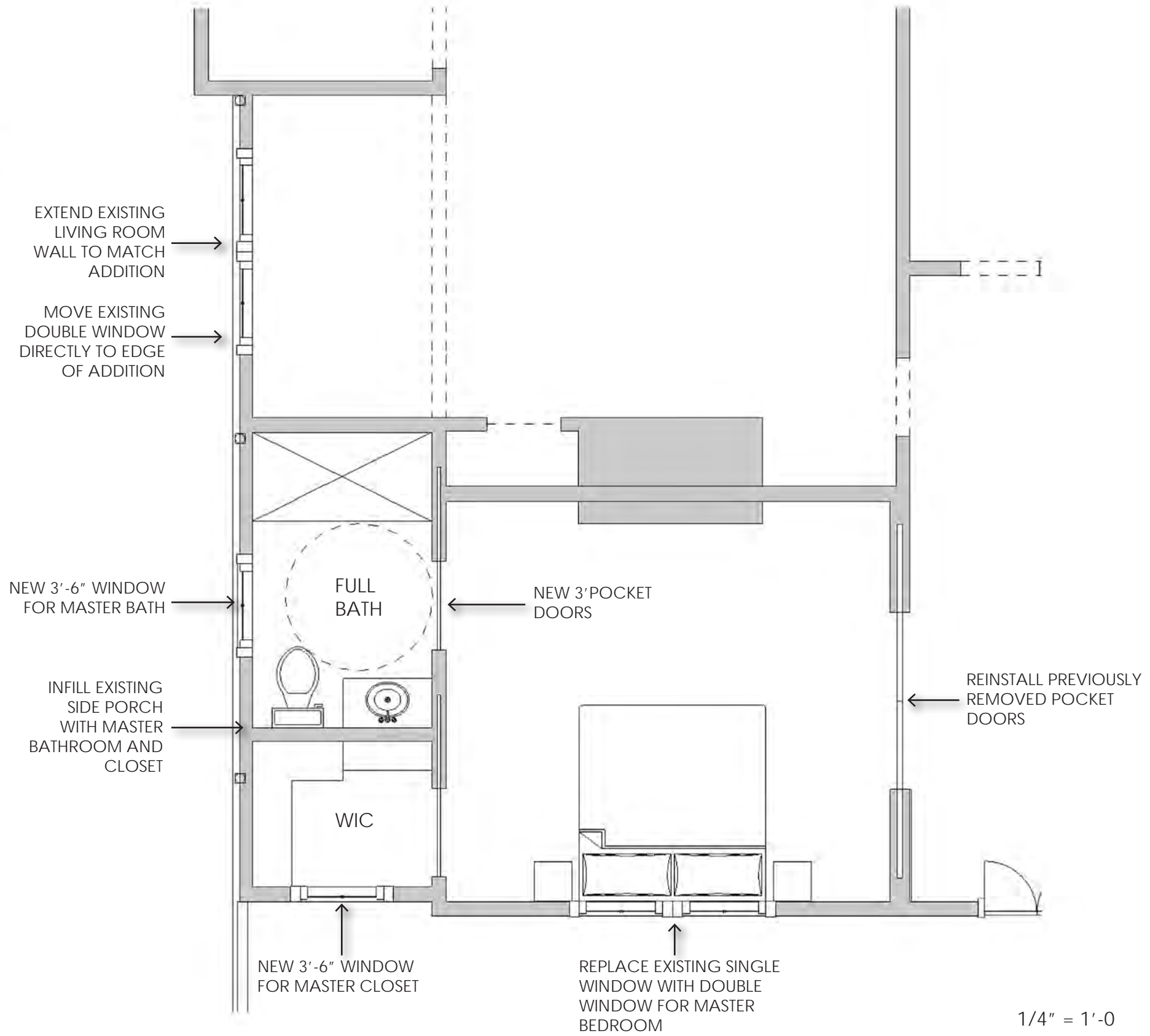
EXISTING FIRST FLOOR PLAN
1/8" = 1'-0"

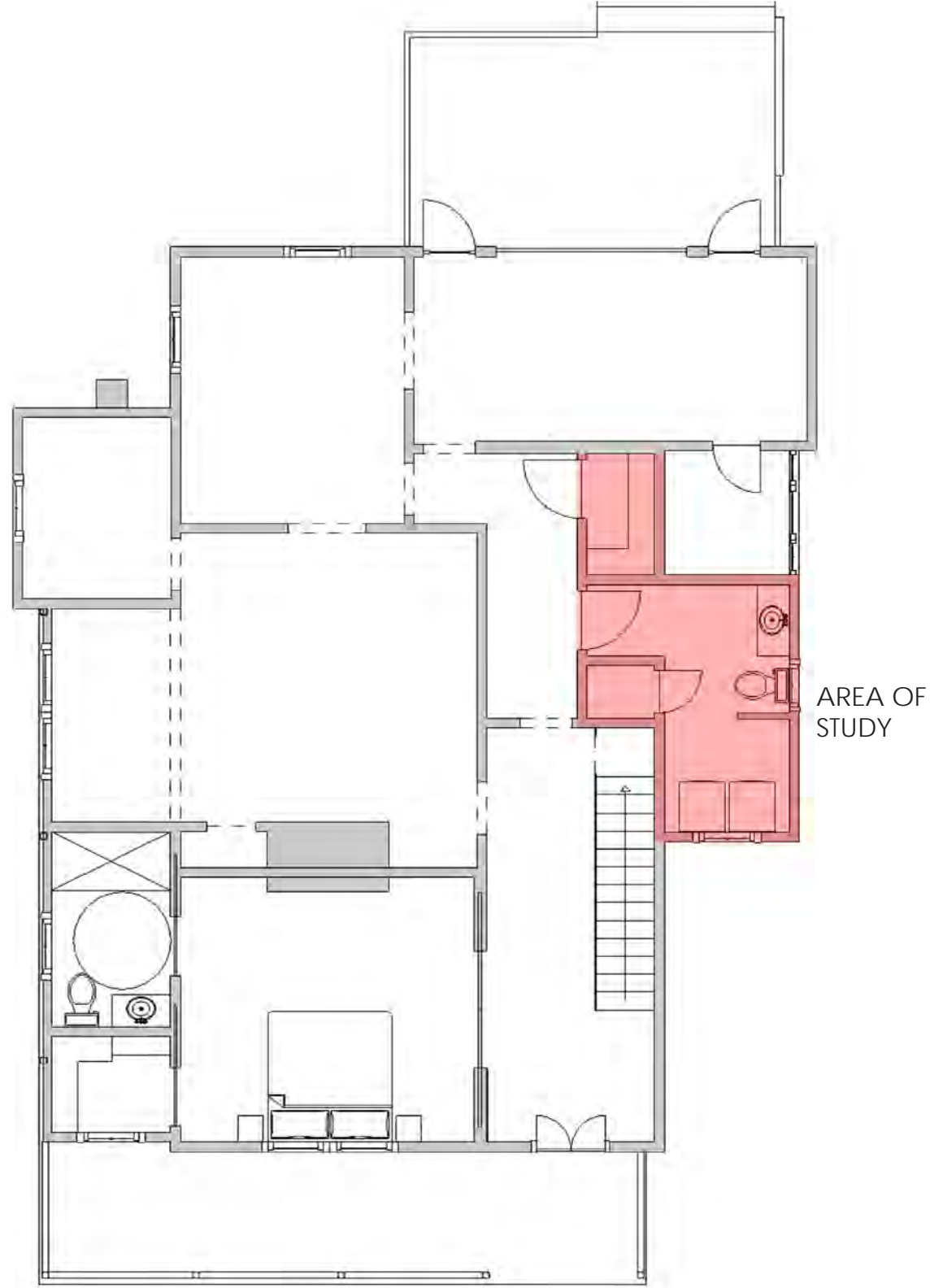


PROPOSED FIRST FLOOR PLAN
1/8" = 1'-0"

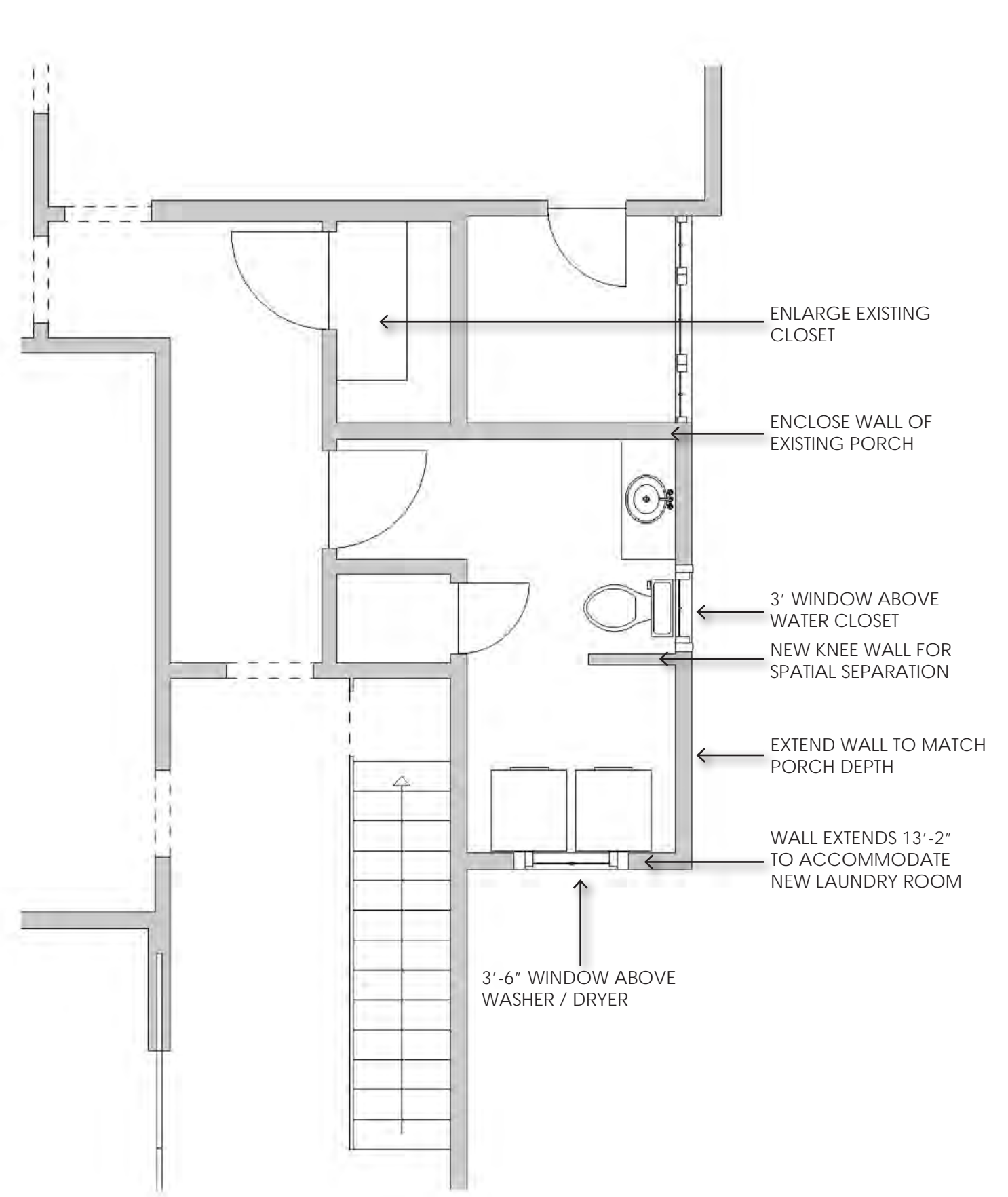


1/8" = 1'-0





1/8" = 1'-0



1/4" = 1'-0