

**City of Charlottesville  
Board of Architectural Review  
Staff Report  
October 19, 2021**



**Prelim Discussion**

700 Locust Avenue, Tax Map Parcel 510066000  
Martha Jefferson HC District  
Owner/Applicant: Eric M & Galia Mann-Hielscher  
Project: Construct outbuilding

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**Background**

House (Garage is non-contributing):  
Year Built: 1900  
District: Martha Jefferson HC District  
Status: Contributing

**Prior BAR Review**

None

**Application**

- Submittal: BSC drawings *Accessory Structure Build*, dated October 2021: Sheet BSC.1.

Preliminary discussion of proposed rear yard accessory structure. Property is on a corner lot, so the new structure is subject to design review.

**Discussion**

Staff believes that, following the BAR's preliminary discussion, this CoA request can be administratively reviewed per the conditions of Sec. 34-346—see the Appendix.

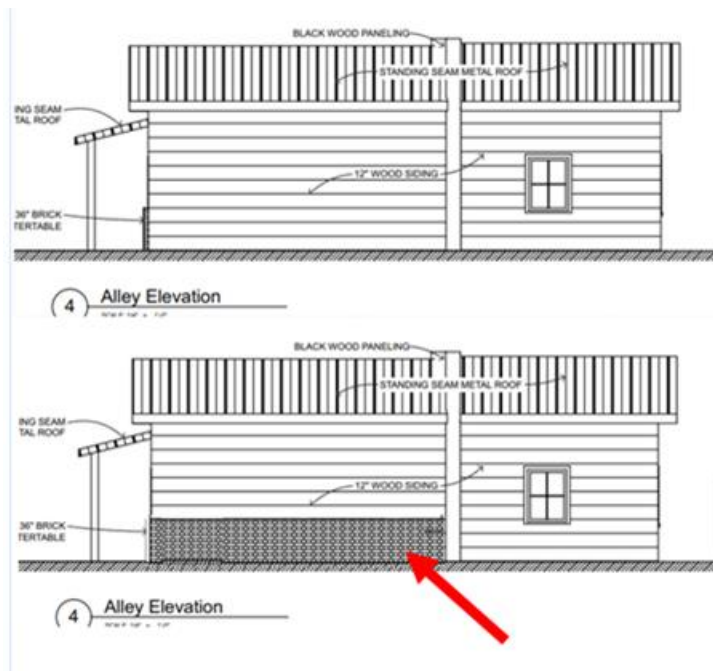
This is a preliminary discussion, no BAR action is required; however, by consensus, the BAR may express an opinion about the project or elements of the project. Such comments will not constitute a formal motion and will have no legal bearing, nor will it represent an incremental decision on the required CoA.

There are two key objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal

### Materials

- Roof: Standing seam metal. Color: TBD
- Gutter and downspout: Not indicated
- Cornice and Trim: Match the house
- Exterior walls:
  - 12" wood siding. Color: Light/Medium Brown Wood Tone
  - Brick water table. Color: Dark grey
- Doors and Windows: Lite patterns as indicated.
- Light Fixtures: Not indicated

Staff comment to the applicant, October 12, 2021: The design reads a bit eclectic, so we'll see what the BAR thinks. Contemporary is fine, but they might question the mixed elements. The two segments need not be identical, but the elements of each should be consistent within that segment. For example, continue the bricks on the alley side of the long section or eliminate the bricks altogether. (See the two images below.)



Staff comments also inserted below, under HC District Design Guidelines for New Construction and Additions.

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.

### **Suggested Motion**

For a preliminary discussion, the BAR cannot take action on a formal motion.

### **Criteria, Standards, and Guidelines**

#### **Review Criteria Generally**

##### Sec. 34-341 - 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 - 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.

### **HC District Design Guidelines for 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.

**Comment:** This is an accessory structure in the same location as a prior garage.

#### **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.

**Comment:** (see note above)

#### 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.

**Comment:** The roof form and vertical element are not typical for the HCD; however, this is an accessory structure and the MI HDC guidelines encourage well-designed, new contemporary architecture.

#### 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.

**Comment:** The windows and door on the Street, Alley, and Neighbor elevations follow a pattern and arrangement similar to other accessory structures. Those on the Yard elevation are somewhat unique.

#### 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.

**Comment:** Brick, wood siding and trim, and standing-seam metal roofing are compatible with the MJ HCD.

#### Building Paint

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

**Comment:** n/a

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.

**Comment:** n/a

**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:
  - a. maintain neighborhood massing and form;
  - b. encourage the use of sustainable materials; and
  - c. 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:
  - a. 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
  - b. 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

Sec. 34-340. - Actions requiring certificate of appropriateness; exemptions; penalties.

- a) A certificate of appropriateness (COA) must be approved in accordance with this division, prior to the commencement of construction, erection, alteration, or demolition of certain buildings, structures or improvements, as follows:
  1. All new buildings and structures require a COA if they require a building permit, and unless they are concealed by the principal structure from all abutting streets.
  2. All new fences and walls that abut a street, or which are located in a side yard between a street and the front of the principal structure on a lot, require a COA.
- b) The following proposed additions to existing buildings or structures require a COA:
  1. Additions located wholly or partially to the side or front of the principal structure on a lot; or
  2. Additions located on a lot that abuts a street on the side or rear; or
  3. Additions that are equal to or greater than fifty (50) percent of the total gross floor area of the existing building; or

4. Additions located to the rear that exceed the height or width of the existing building or structure.

Sec. 34-346. - Administrative review.

- a) The director of neighborhood development services may review, and may approve or deny, or may refer to the full BAR for review and approval, the following types of applications for certificates of appropriateness:
  1. Fences;
  2. Applications that have previously been reviewed by the BAR, if the BAR has authorized final review by the director;
  3. Applications for minor accessory buildings or additions, after consultation with the chair of the BAR.



## 700 Locust Avenue



**TM/P: 51/66 DHR: 104-5144-0085**

*Primary Resource Information:* **Single Dwelling, Stories 2.00, Style: Late 19<sup>th</sup> and Early 20<sup>th</sup> Century American Movement, 1900**

August 2007: Still retaining its excellent Late Victorian Vernacular details in the present day, this two-story, three-bay, side-gabled, frame dwelling was constructed in 1900 by Charles H. Ergenbright. Ergenbright was a salesman and sold the house in 1899. It exchanged hands once more before Elijah Dunn, an aged city magistrate, bought the house in 1907 as a house for himself and his unmarried, adult children. The building is L-shaped, with a one-bay gabled wing that projects beyond the facade on the southern side of the main mass. The recessed, two-bayed northern portion of the west-facing facade is covered by a hipped-roof porch on the 1<sup>st</sup> floor that is approached by a series of wooden steps, and supported by freestanding and engaged turned posts with knobs and a turned balustrade. The posts also have fan-like brackets. The porch abuts the projecting south wing, as do the double leaf entrance of the entrance with the two-light transom overhead. The north bay of the northern portion's 1<sup>st</sup> floor and both of the bays of the 2<sup>nd</sup> story have single two/two-sash windows. The one-bay southern wing features a projecting, semi-hexagonal bay window on the 1<sup>st</sup> floor, with single, slender windows on each of its sides and a paired set in the central section; all windows are one/one-sash. The bay window unit is topped by an entablature with brackets, while the 2<sup>nd</sup> story is occupied by a pair of slender one/one-sash windows. A small casement window occupies the center of the gable. The roof has exposed rafter ends and is covered by asphalt shingles. Two brick chimneys are visible. A two-story frame addition with a modern screened-in porch on the 1<sup>st</sup> floor is flush with the south elevation.

*Individual Resource Status:* **Single Dwelling**

*Individual Resource Status:* **Garage**

*Contributing Total:* 1

*Non-Contributing Total:* 1



**CONTACT INFORMATION**

OWNER:  
ERIC MANN-HIELSCHER  
700 LOCUST AVE  
CHARLOTTESVILLE, VA 22902

PROJECT DESIGNER:  
MATT SCHLACHTER  
matt@thebetersoundcompany.com  
847-691-4353

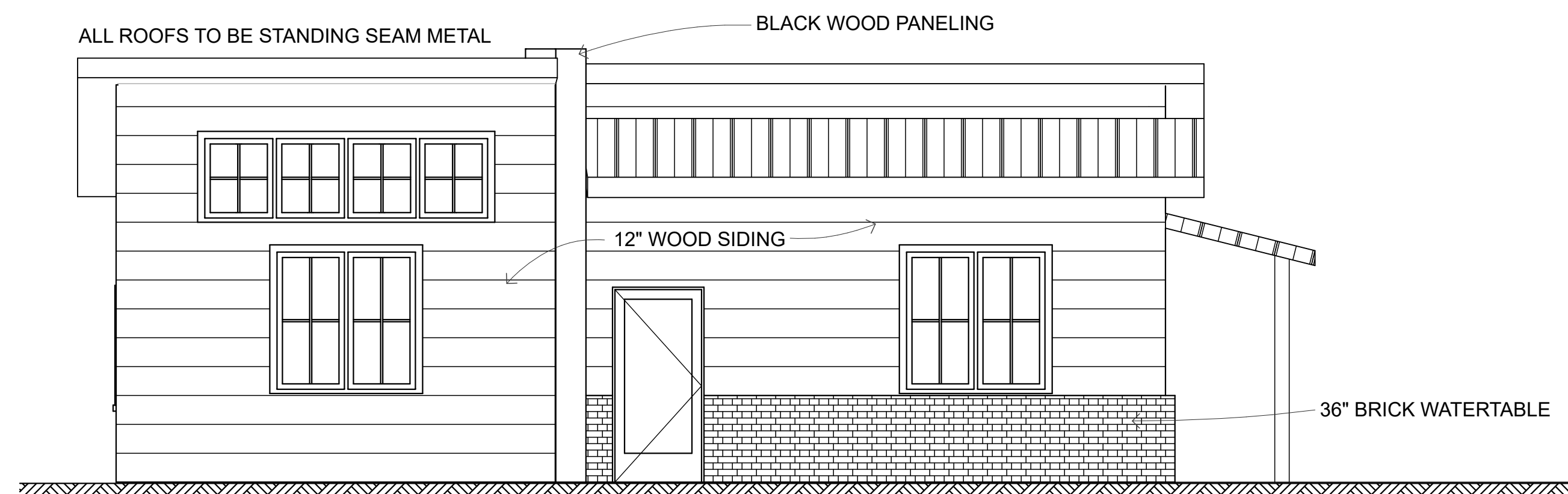
**BUILDING CALCULATIONS**

FOOTPRINT AREA:	
EXISTING	X,XXX S.F.
ACCESSORY STRUCTURE	800 S.F.
NEW TOTAL	X,XXX S.F.

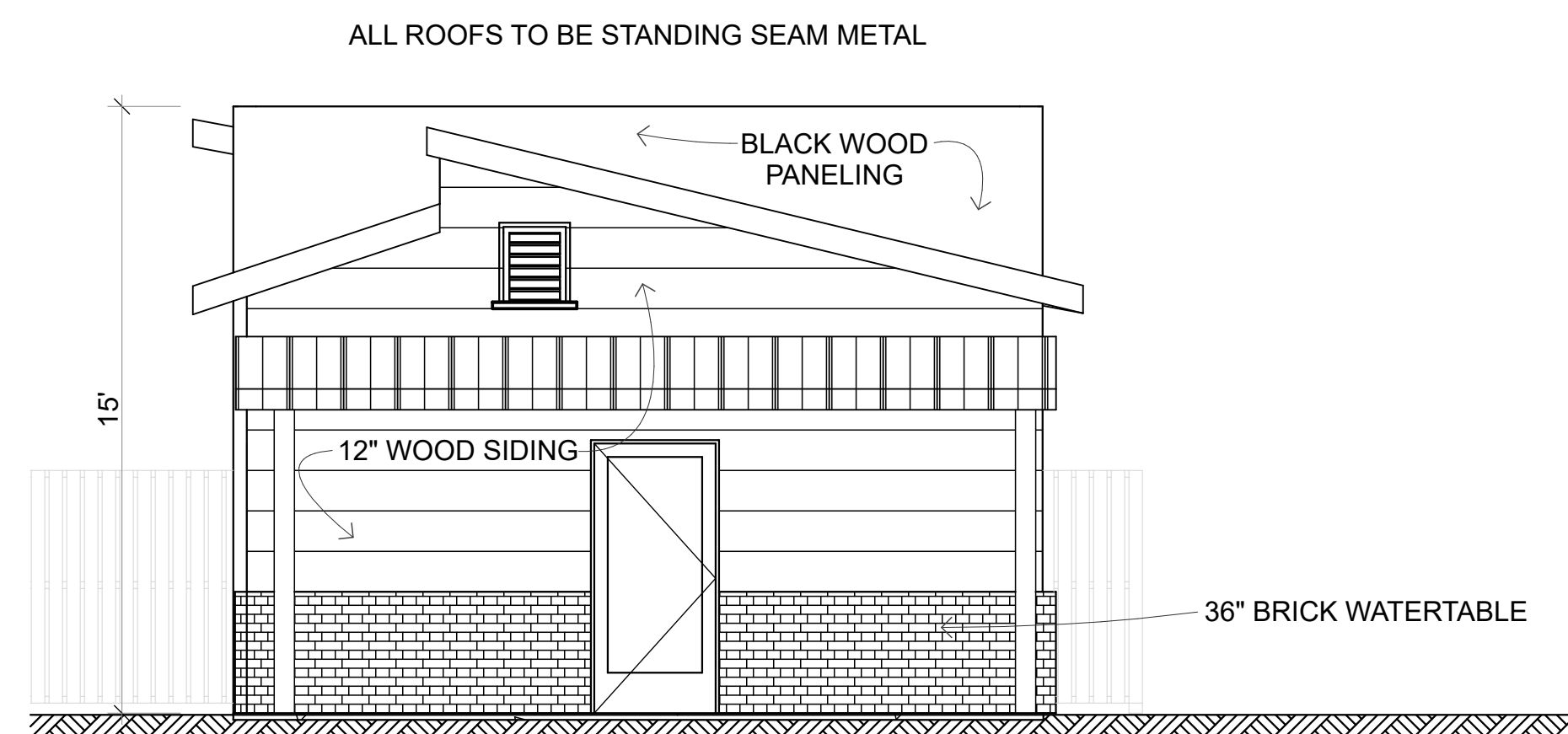
BUILDING COVERAGE:	
MAX. ALLOWABLE FOR R10 ZONING	30% OF 34,560 S.F.
PROPOSED COVERAGE	2,536 S.F.

**GENERAL NOTES**

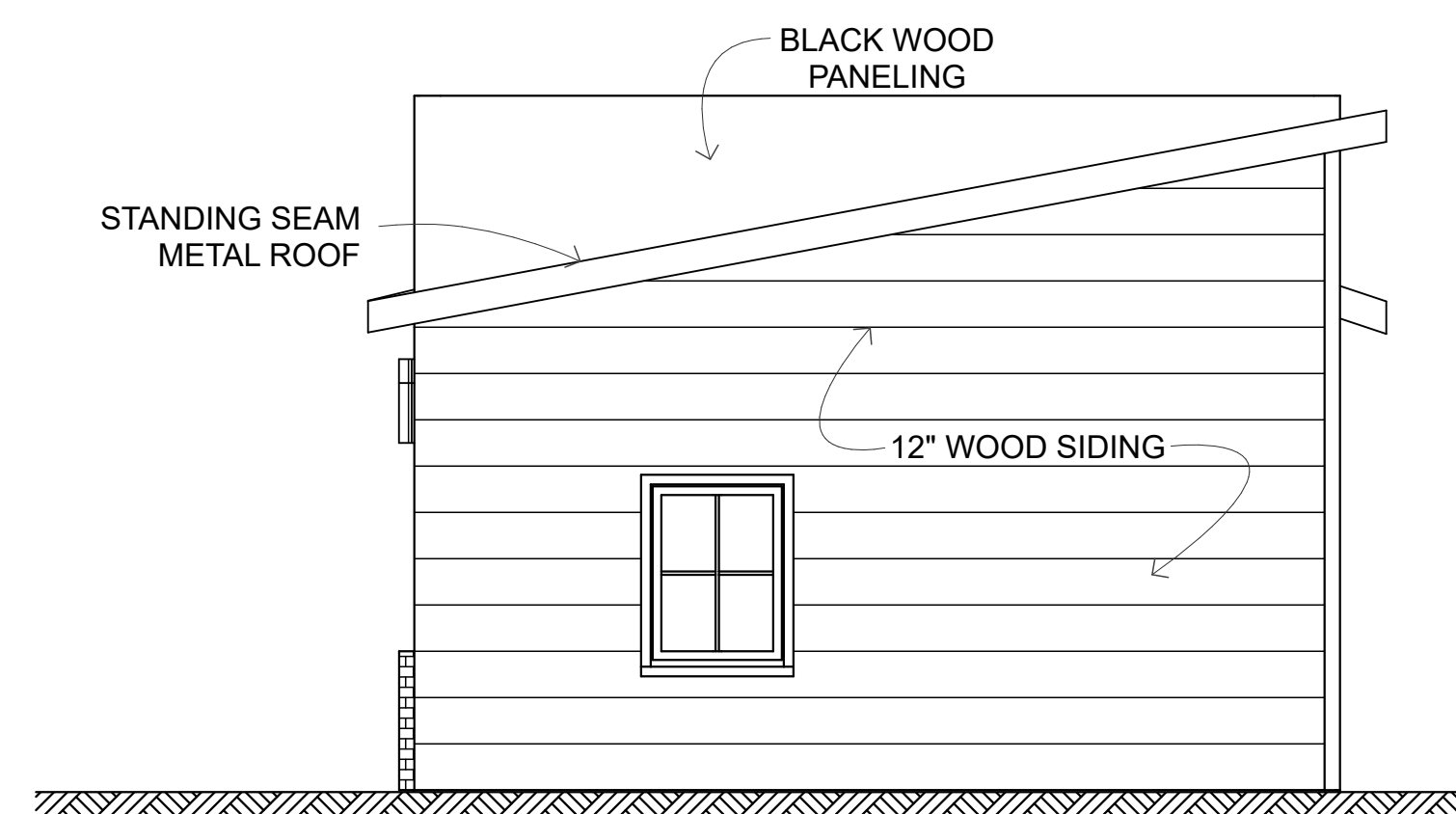
- PRELIMINARY COLORS ARE DARK GREY BRICK, LIGHT/MEDIUM BROWN WOOD TONE, LIGHT STANDING SEAM METAL ROOF. FINAL COLOR SELECTIONS TO BE DETERMINED
- SITE PLAN PRELIMINARY, ACTUAL DIMENSIONS TO BE CONFIRMED AND NOTATED ON SITE PLAN BY SURVEYOR
- WOOD SIDING TO BE TRUE WOOD - HARDPLANK OR VINYL SIDING NOT IN DESIGN SCHEME
- WINDOW MULLIN SCHEME TO MATCH EXISTING HOUSE
- OVERHANG AND EAVE DETAIL TO MATCH EXISTING HOUSE
- MAX. BUILDING HEIGHT TO BE 15'



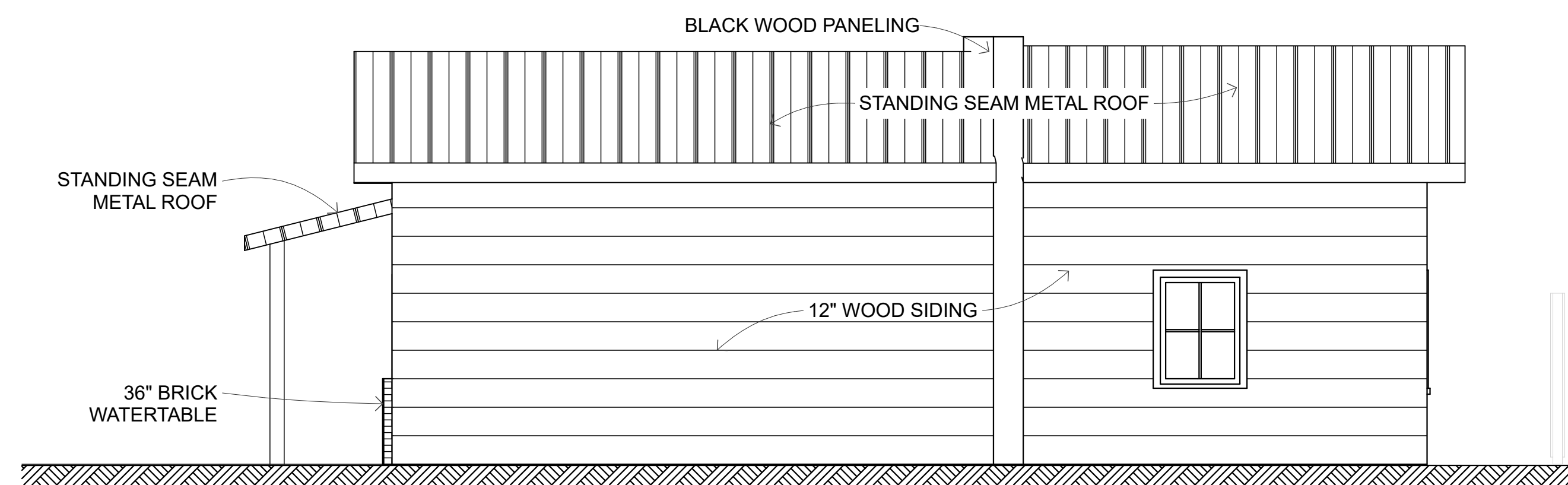
**3 Yard Elevation**  
SCALE: 1/4" = 1'-0"



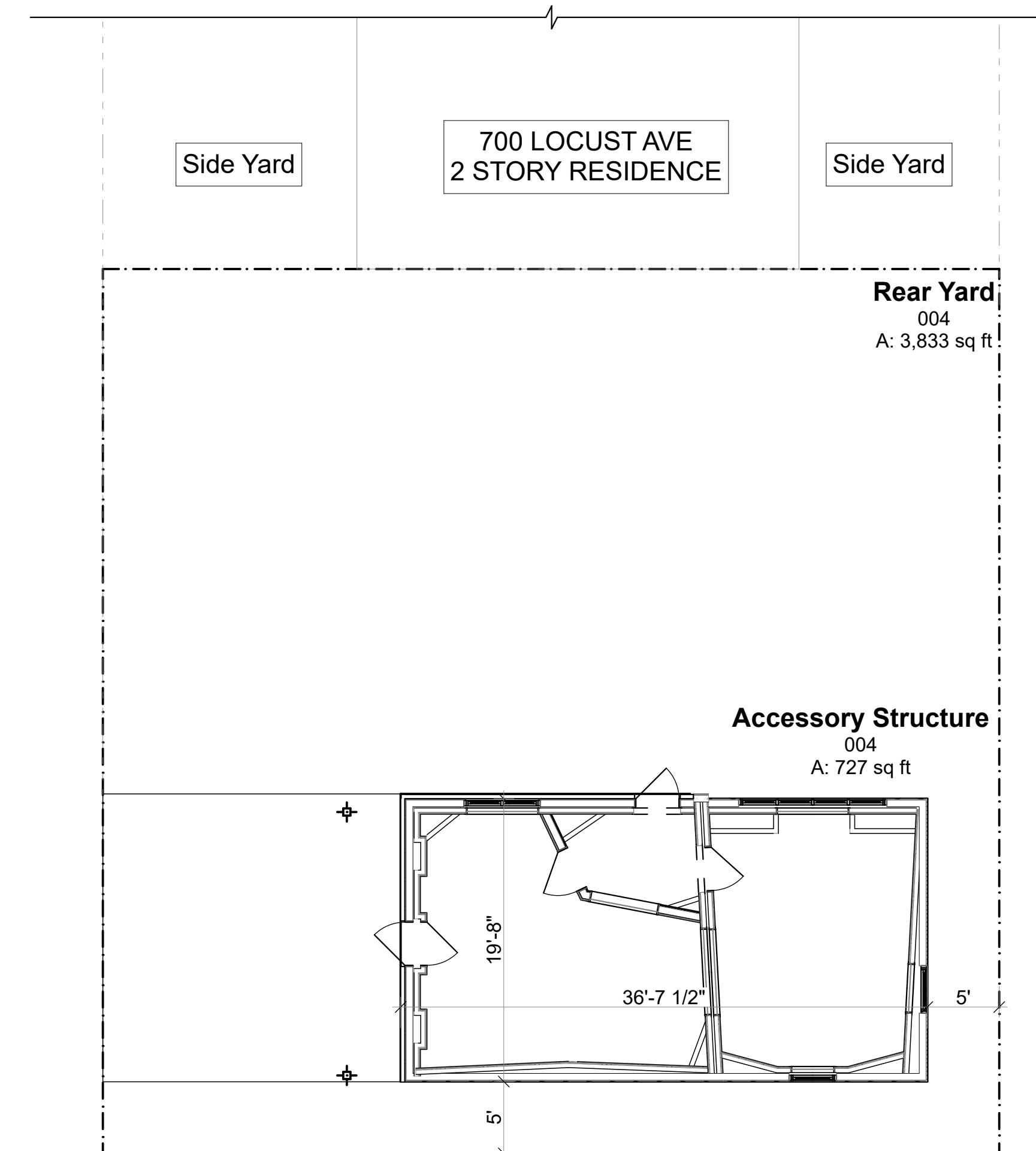
**5 Street Elevation**  
SCALE: 1/4" = 1'-0"



**2 Neighbor Elevation**  
SCALE: 1/4" = 1'-0"



**4 Alley Elevation**  
SCALE: 1/4" = 1'-0"



**1 Site Plan**  
SCALE: 1/8" = 1'-0"

DATE:  
OCTOBER, 2021

NOTES:  
HISTORICAL SUBMISSION

PROJECT:  
ACCESSORY STRUCTURE BUILD  
700 LOCUST AVE  
CHARLOTTESVILLE, VA

SHEET TITLE: