

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 16, 2022**



Discussion (Historic Conservation District)

612 Locust Avenue
Tax Parcel 510039000
Martha Jefferson HC District
Owner/Applicant: Pat Rannigan
Project: Shed/Garage demolition



Background

Year Built: House: c1893 Garage/Shed:
District: Rugby Road Historic Conservation District
Status: Contributing

Single-story garage/shed at the alley behind 612 Locust Avenue

Application

- Applicant Submitted: photographs.

Demolition of existing single-story garage/shed. The building has a dimensional footprint of approx. 20-ft x 15-ft and is a framed structure with corrugated-metal sheathing on the sides, facing the alley is a wood plank wall with painted plywood doors. The roof is gabled with painted metal panels and exposed wood rafter tails. The roof and wall framing has deteriorated due to age, water infiltration, and termite activity. The roof frame is deformed, the metal panels are damaged or otherwise in disrepair.

Discussion

Staff believes the garage likely dates to the later-1920s, at the earliest, and therefore built later than the c1893 house. Based on the applicant's photos and that in the HC District survey, staff believes the footprint and framing are likely original. It is possible the metal roof and siding and wood planks at the doors are original, but might be also from later alterations/repairs. The plywood doors and hinges do not appear historic.

The 1907 Sanborn Map, the earliest to show the property, and the 1920 Sanborn Map both indicate two, small structures off the alley. The c1965 Sanborn Map, indicates two structures here, but one is

in a different location and with a different type of roof. (See Appendix.) Note: Sanborn Maps are unreliable for scale and dimension, but generally reliable for building relationships and very reliable for indicating the building materials.

Following the demolition guidelines for Historic Conservation Districts, staff suggests the demolition of this accessory building is appropriate due to its deteriorated condition; it is not original to the house; it is not unique; it is not associated with an historic person, architect or master craftsman, or with an historic event; and it is not visible from Locust Avenue or from elsewhere within the HC District. It should also be noted that the BAR does not review construction, additions, and alterations that are to the rear of primary structures and not visible from the primary road. In brief, this garage shed could be altered entirely without BAR review.

Suggested Motions

No action is proposed. Staff is only seeking guidance on how to best respond to and process this request.

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 comment: Unknown, likely late-1920s.

2. Whether it has been listed on the National Register of Historic Places, or the Virginia Landmarks Register;

Staff comment: For this address, the VLR/NRHP inventory lists a “garage” as a contributing structure with a photograph of this structure; however, no physical description is provided.

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 comment: 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 comment: The existing building is not unique in design, nor is it rare within the district.

5. The degree to which distinguishing characteristics, qualities, features or materials remain;

Staff comment: The plywood doors and the metal sheathing are weathered and damaged, some sections of the metal are corroded. The wood framing and metal roofing are significantly deteriorated.

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 comment: Rear outbuildings fronting on alleys are common within the MJ HCD. While not linked to the construction of the house, the garage/shed was identified as a contributing structure.

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 comment: The applicant has provided photos that illustrate the deteriorated condition of the existing garage/shed.

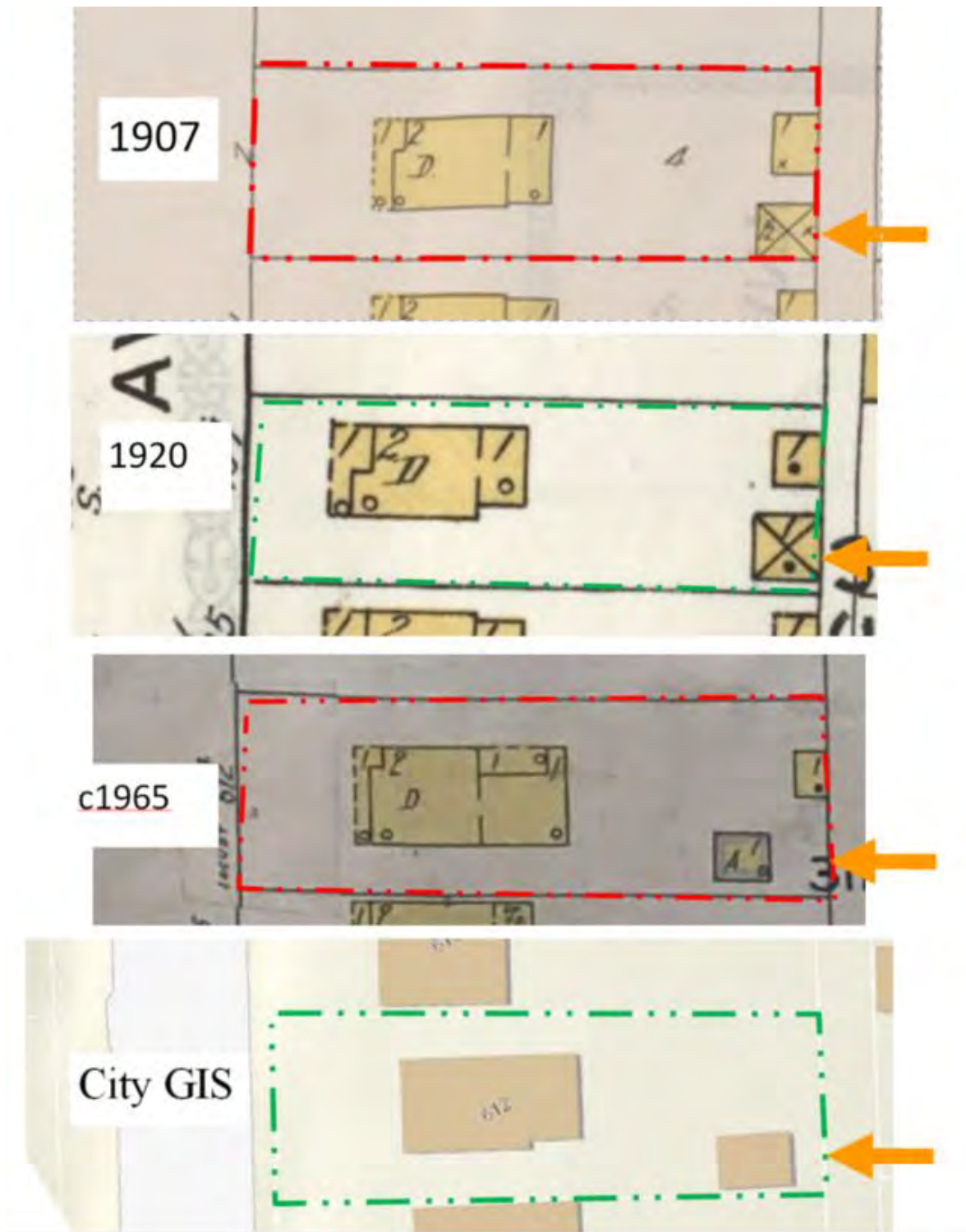
8. Whether, and to what extent, the applicant proposes to preserve portions, features or materials that are significant to the property’s historic, architectural or cultural value;

Staff comment: The structure will be removed entirely.

9. The public necessity of the proposed demolition and the public purpose or interest in buildings to be protected.

Staff comment: The structure is in very poor condition and is not visible from Locust Avenue.

Appendix:





612 Locust Avenue garage/shed (Aug 10, 2022)



612 Locust Avenue garage/shed (Aug 10, 2022)









612 Locust Avenue



TM/P: 51/39

DHR: 104-5144-0079

Primary Resource Information: Single Dwelling, Stories 2.00, Style: Late 19th and Early 20th Century American Movement, ca 1893

August 2007: This two-story, two-bay house was built on speculation by W. R. Burnley at the same time as 610 Locust Avenue. The dwelling has a hipped roof with central cross gables flush with both side elevations and an off-center gable that is flush with the enlarged and slightly projecting south bay of the west-facing facade. A hipped roof porch approached via five steps stretches across the entire facade and has turned posts with knobs, a turned balustrade, and spools along the porch frieze. The door is located in the smaller, slightly recessed north bay and has sidelights and a transom. The 2nd story of the north bay has single sash window. The projecting south bay has a single sash window on each floor; all windows have louvered shutters and are two/two-sash. The metal roof has deep eaves and exposed brackets. A two-story, shed-roof addition is flush with the north elevation and abutted by a one-story addition.

Individual Resource Status: **Single Dwelling**

Individual Resource Status: **Garage**

Contributing Total: 1

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