

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Wednesday, June 19, 2019 3:57 PM
To: tdub.ardinae@gmail.com
Cc: Werner, Jeffrey B
Subject: BAR Action - June 18, 2019 - 600 Lexington Avenue

June 19, 2019

Certificate of Appropriateness (Historic Conservation)

BAR 19-06-02
600 Lexington Avenue
Tax Parcel 520165000
Thomas Ward, Owner/Applicant
Fence Installation

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on June 18, 2019. The following action was taken:

Motion: Balut moved having considered the standards set forth within the City Code, including Historic Conservation District Guidelines, I move to find that the proposed fence and pergola 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. Sarafin seconded. Approved (7-2 with Miller and Gastinger opposed).

If you would like to hear the specifics of the discussion, the meeting video is on-line at:
http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1370

This certificate of appropriateness shall expire in 18 months (December 18, 2020), 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 either myself, or Jeff Werner at 434-970-3130 or wernerjb@charlottesville.org.

Sincerely yours,
Tim Lasley

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Tim Lasley
Acting Assistant Historic Preservation and Design Planner
City of Charlottesville | Neighborhood Development Services
University of Virginia | Class of 2020
School of Architecture

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Email: lasleyt@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
June 18, 2019**



Certificate of Appropriateness Application (Historic Conservation)

BAR 19-06-02

600 Lexington Avenue

Tax Parcel 520165000

Thomas Ward, Owner/Applicant

Fence Installation



Background

Constructed circa 1930, this 2-story American Foursquare is a contributing structure within the Martha Jefferson Historic Conservation District. The house is covered with stucco, and has a single story rear addition. This corner lot has street frontages along both Lexington Avenue and Sycamore Street.

Application

Applicant submitted:

- Applicant drawings dated 10 June 2019: Fence drawings, parcel plan, photos of adjacent parcel fences, and photo-sim of proposed fence.

Request to construct a wood fence along the south edge of the property (facing Sycamore Street). Fence will follow the west-east drop in grade, starting at 3'-6" in height and ending at 5'-6" at the southeast corner of the property.

Within the fence will be a 6'-0" wide by 3'-0" deep by 8'-0" tall, wood pergola with a gate. Through this will be a brick pathway. The portion of the fence east of the pergola will be set back 1'-6" from the sidewalk to allow for plantings.

Discussion

This parcel is a corner lot at the intersection of Lexington Avenue and Sycamore Street; the side of the house is along Sycamore Street. The HC District Guidelines for New Construction and Additions recommend that fences abutting city streets not exceed 3'-6" in height.

Staff finds the pergola/gate and the fence section west of the pergola to be appropriate, acknowledging that the change in grade will result in a portion that is slightly taller than 3'-6".

Relative to the fence section east of the pergola, staff suggests that slight modifications might offer a design that could be supported.

First, a reminder that this is a Historic Conversation District, within which—and at the request of the neighborhood—the Design Guidelines are intentionally limited and far less rigid than those for ADC Districts and IPPs.

Second, the impact of the fence length that is taller—east of the pergola—can be mitigated, and possibly approved, by employing one or even a combination of at least five modifications:

- Shifting the pergola east, thus reducing the length of the “taller” fence segment.
- Reducing the height of the taller fence segment by some amount.
- Increasing the space between the taller fence segment and the sidewalk.
- Requiring specific plantings in the space between fence and sidewalk.
- Separating the individual fence slats, making the fence more *permeable*.

Additionally, in contrast to the legitimate concern that this fence segment not become a wall along the sidewalk and street, a physical separation between sidewalk and yard—between public space and private space—can often contribute to a positive pedestrian experience.

Staff recommends that reducing the maximum fence height—at the eastern terminus—to 5’-0”, increasing the setback for this section to 2’-0”, and proscribed plantings would provide a design that we would recommend for approval.

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 fence and pergola 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 proposed fence and pergola 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.

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.

Pertinent Guidelines on New Construction and Additions (Historic Conservation)

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.



**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

RECEIVED
MAY 28 2019

NEIGHBORHOOD DEVELOPMENT SERVICES

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 \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100. Make checks payable to the City of Charlottesville. 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	New Fence	Parcel Number	520165000
Project Address/Location	600 Lexington Ave (Martha Jefferson Neighborhood HC District)		
Owner Name	Thomas Ward	Applicant Name	Thomas Ward

Applicant Information

Address: 3321 Sutherland Rd
North Garden, Va. 22959
Email: tdub.ardinae@gmail.com
Phone: (W) _____ (H) 434 923 3345

Signature of Applicant

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

Signature: *Wm T Ward* Date: 5/28/19
Print Name: Wm T Ward Date: 5/28/19

Property Owner Information (if not applicant)

Address: same as above
Email: _____
Phone: (W) _____ (H) _____

Property Owner Permission (if not applicant)

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

Signature _____ Date _____
Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary):

New wood fence at side (south) and rear (east) yards per attached plan and fence details.

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

Location Map
Fence Details

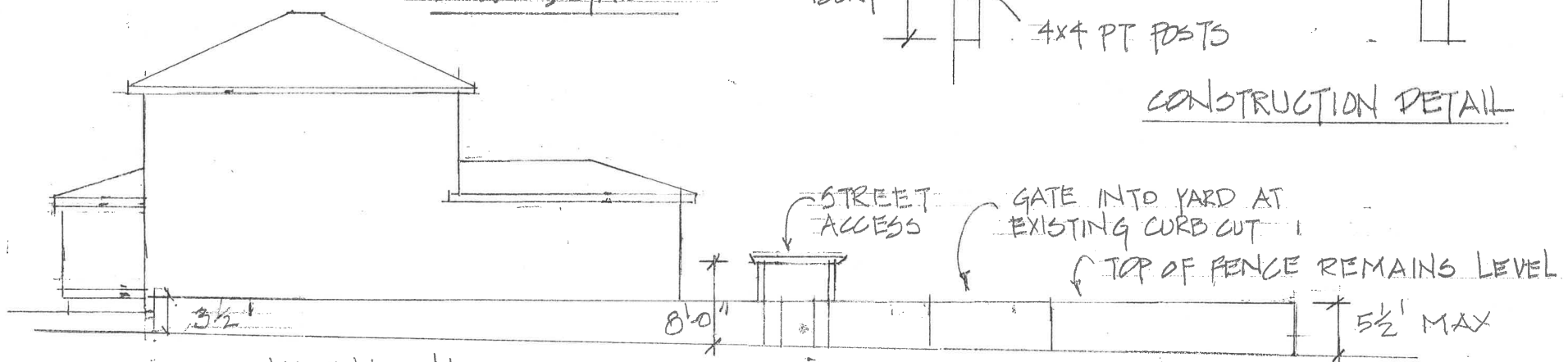
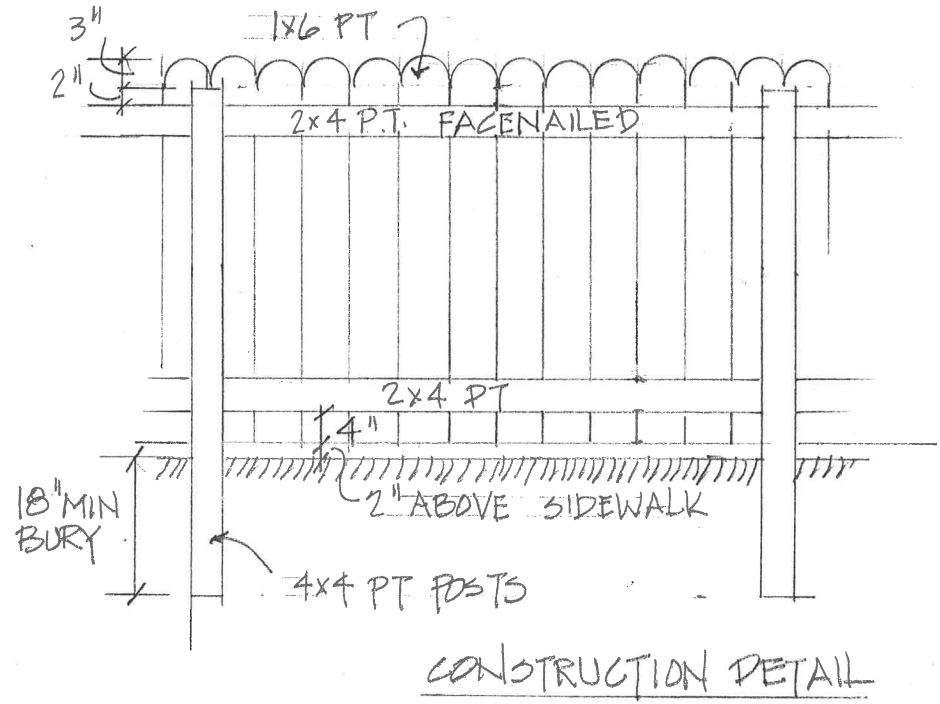
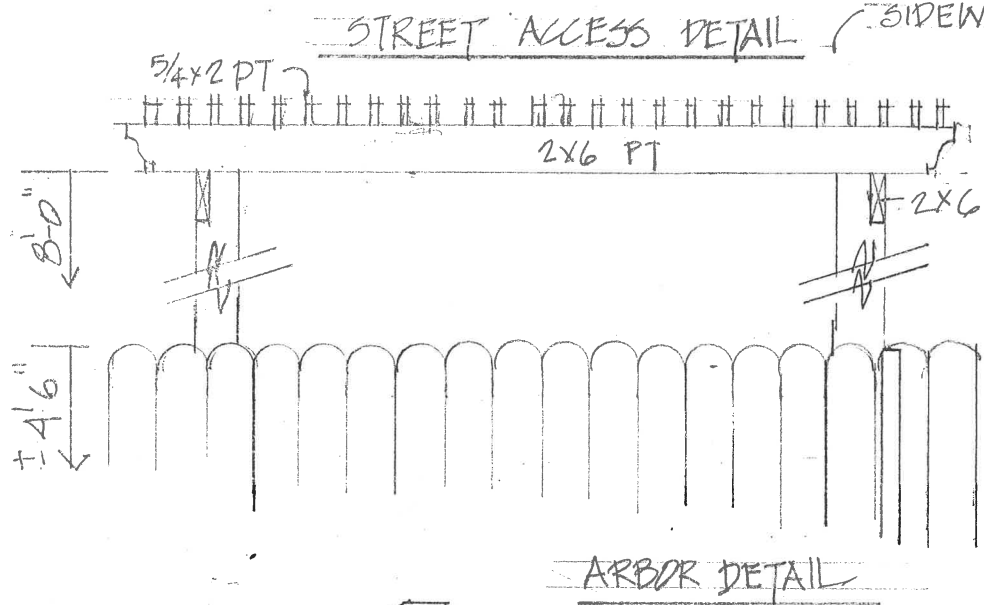
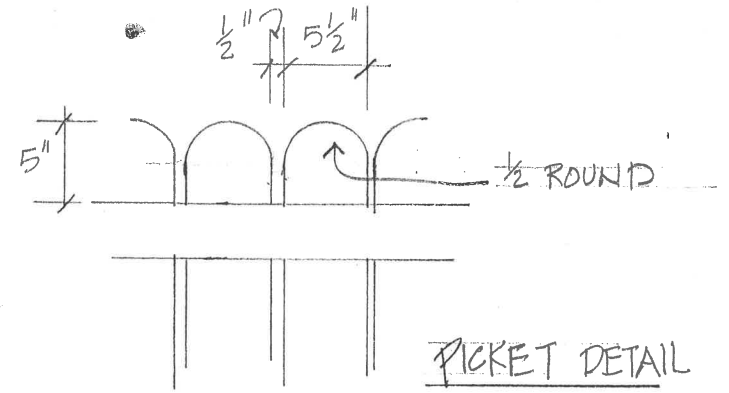
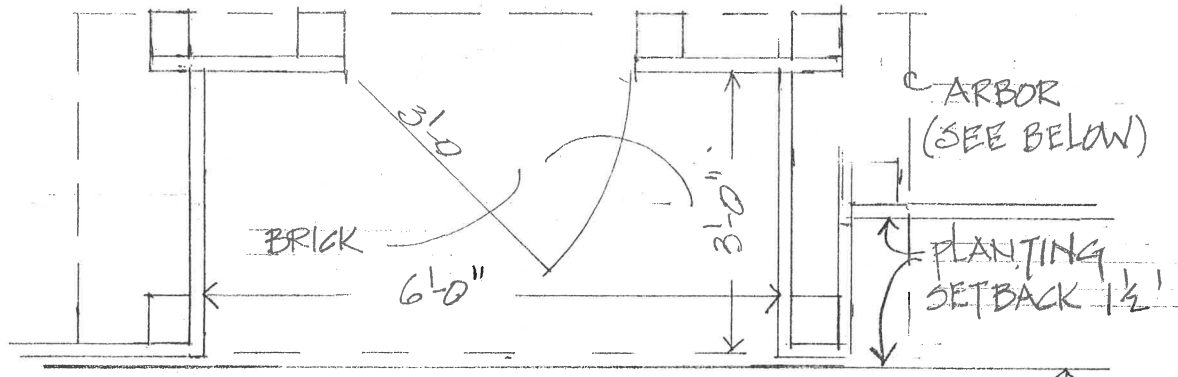
For Office Use Only

Received by: *Olivia A. Barrow*
Fee paid: \$125⁰⁰ Cash/Ck. # 5555
Date Received: 5/28/2019

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

Revised April 2017

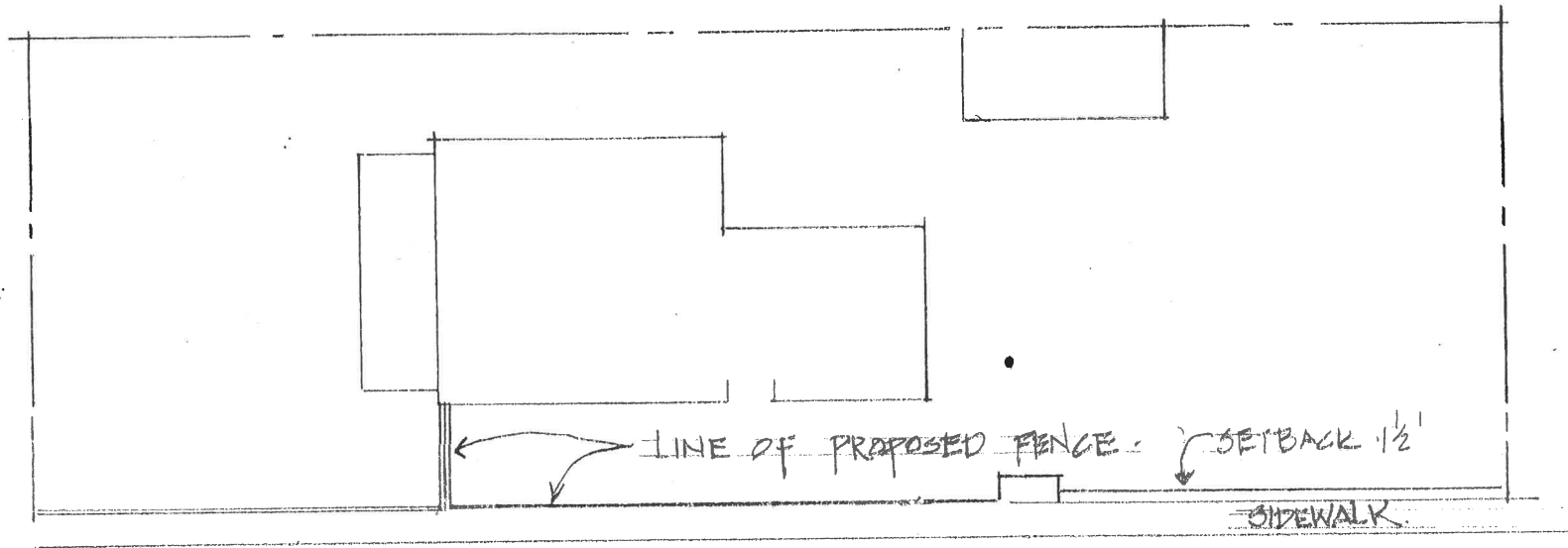
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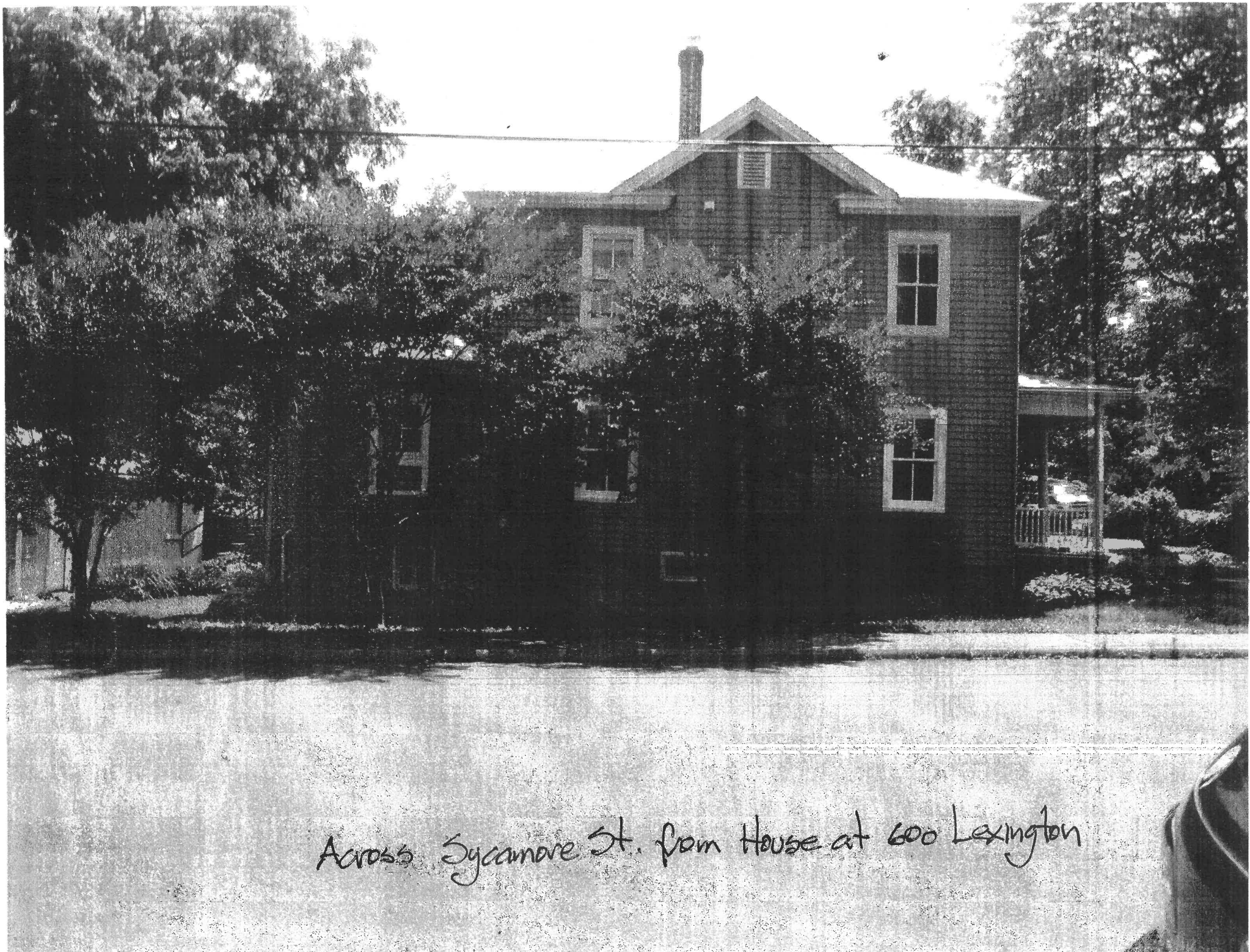
SIDEWALK FALLS 2"± OVER RUN

FENCE for 600 LEXINGTON AVE.

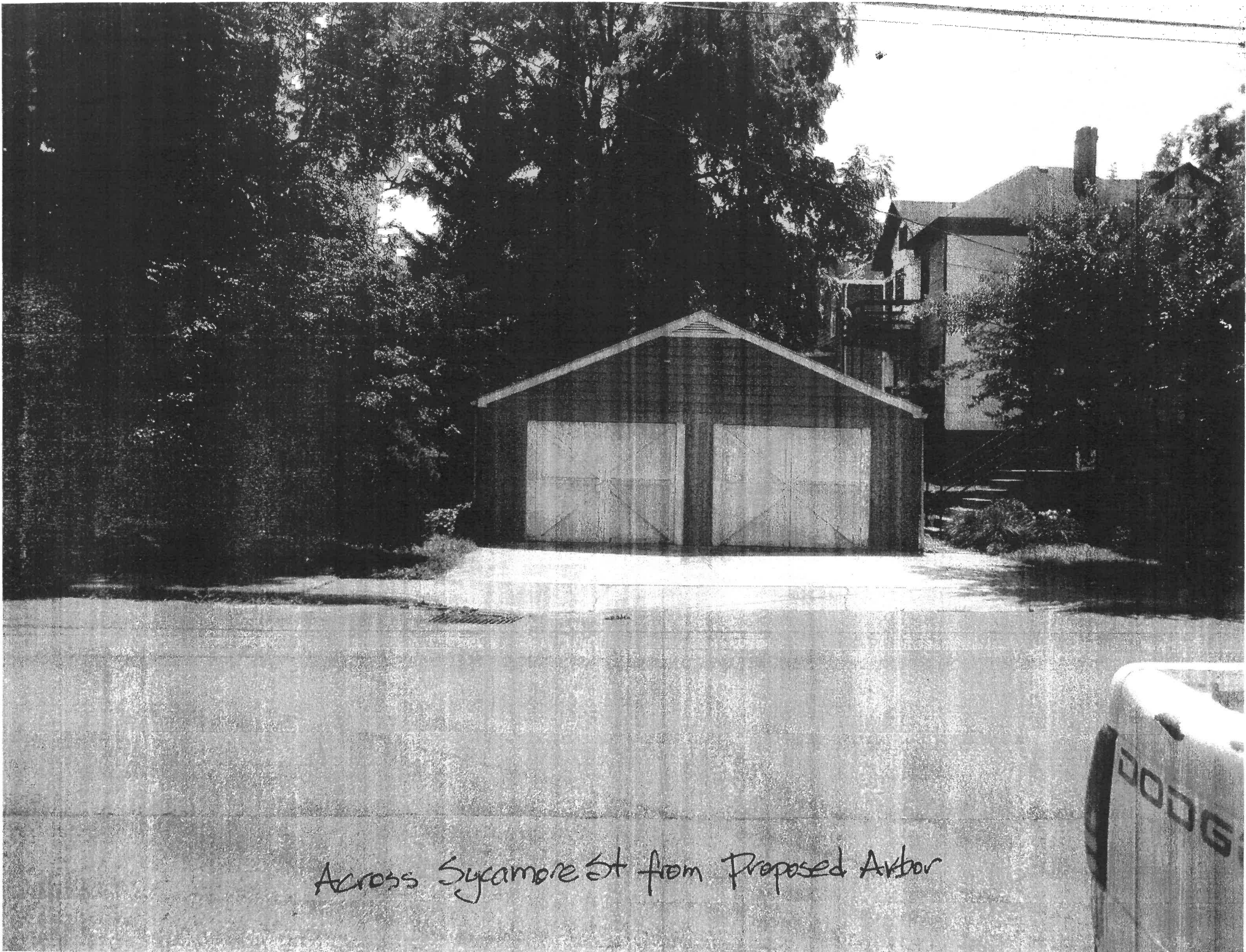
10/6/19
101-211-209



600 LEXINGTON AVE.



Across Sycamore St. from House at 600 Lexington



Across Sycamore St from Proposed Arbor

