

**From:** Scala, Mary Joy  
**Sent:** Thursday, September 18, 2014 1:18 PM  
**To:** 'axemax@mac.com'  
**Cc:** 'kayhumes@comcast.net'  
**Subject:** BAR Actions - September 16, 2014 - 423 2nd Street NE

September 18, 2014

Kay Humes  
423 2<sup>nd</sup> Street NE  
Charlottesville, VA 22902

**RE: Certificate of Appropriateness Application**

BAR 14-09-03  
423 2<sup>nd</sup> Street NE  
Tax Parcel 330086000  
Kay Humes, Owner/ Leslie McDonald, Applicant  
Backyard Renovation

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on September 16, 2014. The following action was taken:

**The BAR approved (8-0) the application as submitted.**

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (March 16, 2016), 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. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

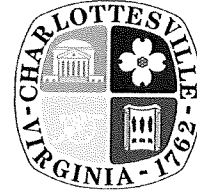
Upon completion of the project, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala, AICP  
Preservation and Design Planner

**Mary Joy Scala, AICP**  
Preservation and Design Planner  
City of Charlottesville  
Department of Neighborhood Development Services  
City Hall – 610 East Market Street  
P.O. Box 911  
Charlottesville, VA 22902  
Ph 434.970.3130 FAX 434.970.3359  
[scala@charlottesville.org](mailto:scala@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
September 16, 2014**



**Certificate of Appropriateness Application**

BAR 14-09-03

423 2<sup>nd</sup> Street NE

Tax Map 330086000

Kay Humes, Owner/ Leslie McDonald, Applicant

Backyard Renovation

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**Background**

This Victorian style residence, built c. 1913, is a contributing structure in the North Downtown ADC District. Kay and Pat Humes restored the house to a single family home (from an apartment building) in 2012.

April 15, 2003 – Administrative approval to replace the standing seam metal roof with a standing seam copper roof.

July 19, 2011 – Approved (6-0-1 with DeLoach recused) application as submitted (remove front chimney, porch gutter, north door and stairway, add shutters, exterior repairs, and site work). If the handrail design changes, it should come back to the staff for approval.

January 2012– A fire damaged the rear porch. It was replaced with the same footprint and the same brick piers, roof structure and copper roof. The porch deck, posts and stair were replaced. The stair was moved to the opposite side and the porch was screened.

**Application**

The Humes' are proposing to renovate their backyard from an asphalt-covered parking lot into a dog friendly, fence enclosed, backyard with new landscape elements. This new landscaping would take away roughly 65% of the current asphalt.

The proposed fence would be made of treated lumber that is porous which would allow for tomato plants, beans or non-invasive ivy to grow. The wooden planks will naturally gray as it ages. The landscape elements are local Crusher/Run gravel and local Colonial Grey pavers that match what is found in the front and side yard.

The applicant proposes to renovate the backyard. The following items require BAR approval:

1. The new landscaping/paving scheme generally;
2. The new "grow" fence material and height (6'-1" treated lumber posts with 3'-6" wire cloth ) on north and west sides;
3. Backyard gates (2) design, in same materials
4. Driveway gate design, in same materials
5. Installation of the enclosure under porch steps.

**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) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, Sections 34-1020, et seq. shall be applied; and*
- (8) Any applicable provisions of the city's Design Guidelines (see Sec. 34-288(6)).*

**Pertinent Design Review Guidelines for Site Design**

**B. PLANTINGS**

- 1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the "avenue" effect.*
- 2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.*
- 3) Use trees and plants that are indigenous to the area.*
- 4) Retain existing trees and plants that help define the character of the district, especially street trees and hedges.*
- 5) Replace diseased or dead plants with like or similar species if appropriate.*
- 6) When constructing new buildings, identify and take care to protect significant existing trees and other plantings.*
- 7) Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.*
- 8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.*

**C. WALLS AND FENCES**

*There is a great variety of fences and low retaining walls in Charlottesville's historic districts, particularly the historically residential areas. While most rear yards and many side yards have some combination of fencing and landscaped screening, the use of such features in front yards varies. Materials may relate to materials used on the structures on the site and may include brick, stone, wrought iron, wood pickets, or concrete.*

- 1) *Maintain existing materials such as stone walls, hedges, wooden picket fences, and wrought-iron fences.*
- 2) *When a portion of a fence needs replacing, salvage original parts for a prominent location.*
- 3) *Match old fencing in material, height, and detail.*
- 4) *If it is not possible to match old fencing, use a simplified design of similar materials and height.*
- 5) *For new fences, use materials that relate to materials in the neighborhood.*
- 6) *Take design cues from nearby historic fences and walls.*
- 7) *Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.*
- 8) *Traditional concrete block walls may be appropriate.*
- 9) *Modular block wall systems or modular concrete block retaining walls are strongly discouraged but may be appropriate in areas not visible from the public right-of-way.*
- 10) *If street-front fences or walls are necessary or desirable, they should not exceed four (4) feet in height from the sidewalk or public right-of-way and should use traditional materials and design.*
- 11) *Residential privacy fences may be appropriate in side or rear yards where not visible from the primary street.*
- 12) *Fences should not exceed six (6) feet in height in the side and rear yards.*
- 13) *Fence structures should face the inside of the fenced property.*
- 14) *Relate commercial privacy fences to the materials of the building. If the commercial Property adjoins a residential neighborhood, use a brick or painted wood fence or heavily planted screen as a buffer.*
- 15) *Avoid the installation of new fences or walls if possible in areas where there are no fences or walls and yards are open.*
- 16) *Retaining walls should respect the scale, materials and context of the site and adjacent properties.*
- 17) *Respect the existing conditions of the majority of the lots on the street in planning new construction or a rehabilitation of an existing site.*

#### **F. PARKING AREAS & LOTS**

- 1) *If new parking areas are necessary, construct them so that they reinforce the street wall of buildings and the grid system of rectangular blocks in commercial areas.*
- 2) *Locate parking lots behind buildings.*
- 3) *Screen parking lots from streets, sidewalks, and neighboring sites through the use of walls, trees, and plantings of a height and type appropriate to reduce the visual impact year-round.*
- 4) *Avoid creating parking areas in the front yards of historic building sites.*
- 5) *Avoid excessive curb cuts to gain entry to parking areas.*
- 6) *Avoid large expanses of asphalt.*
- 7) *On large lots, provide interior plantings and pedestrian walkways.*
- 8) *Provide screening from adjacent land uses as needed.*
- 9) *Install adequate lighting in parking areas to provide security in evening hours.*
- 10) *Select lighting fixtures that are appropriate to a historic setting.*

#### **Discussion and Recommendations**

Additional plantings and permeable surfaces as opposed to the existing asphalt create a pleasant, visually appealing quality to the site and neighborhood.

The three gates included in the plan, two backyard gates and single driveway gate, are the most visible elements from the streets, so need to be discussed in more detail.



**Suggested Motion**

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the backyard renovation proposal satisfies the BAR's criteria and is compatible with this property and other properties in this district, and that the BAR approves the application as submitted.

january 27, 2012

from:

Kay Humes (owner)

and

Leslie McDonald (owner's representative)

434.906.0337

[axemax@mac.com](mailto:axemax@mac.com)

To:

Mary Joy Scala

Board of Architectural Review

Re:

Humes Residence

423 2<sup>nd</sup> st. NE.

Charlottesville, Va 22902

Replacing fire damaged porch on back (west) side of house.

The roof structure and copper roof from the existing porch will remain as well as the brick piers. We are not proposing to change the footprint of the porch 6' x 14'.

We propose to replace the porch deck, posts and stairs.

We would like to position the stair on the north side of the porch to provide privacy for bedroom window on the south side. We are proposing to build a code compliant stair and screened in porch. Please see attached sketches.

We were 2 days away from applying for a certificate of occupancy when the electrical fire destroyed the porch. If you need any additional information to help us expedite the process please let me know.

Thank you.

Sincerely,

Leslie McDonald

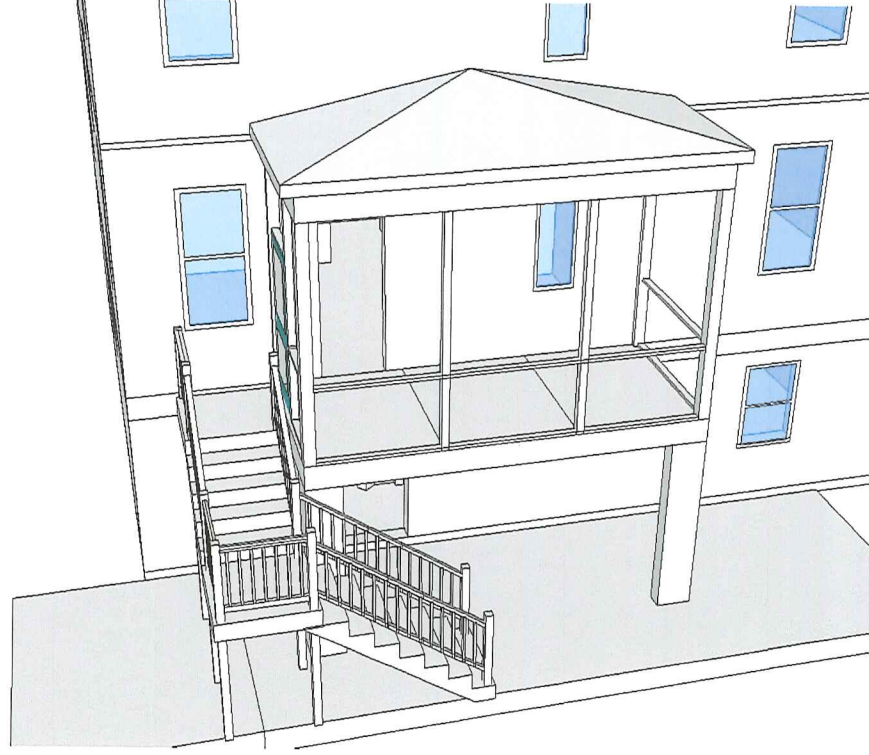


WEST ELEVATION



SOUTH ELEVATION





**HUMES Residence\_ BUILD SET**

Kay & Pat Humes 4432 2nd St. NE Charlottesville, Va 22902

**12.07.2011  
REVISED**

# LANDMARK



# SURVEY

307

## IDENTIFICATION

Street Address: 423 Second Street NE  
 Map and Parcel: 33-86  
 Census Track & Block:  
 Present Owner: William R. Bryant, Jr. & Richard A. Lewicki  
 Address: 508 Westmoreland Ct.  
 Present Use: Rental Property (4 apartments)  
 Original Owner: S. Jeter Robinson  
 Original Use: Residence

## BASE DATA

Historic Name: S. Jeter Robinson House  
 Date/Period: 1913  
 Style: Victorian  
 Height to Cornice:  
 Height in Stories: 2  
 Present Zoning: R-3  
 Land Area (sq.ft.): 46' x 103' (4738 sq. ft.)  
 Assessed Value (land + imp.):

## ARCHITECTURAL DESCRIPTION

This nicely-detailed 2-storey house is a little plainer, but very similar to the one next door which was built two years earlier by the same builder for the owner's brother. It is two bays wide and double-pile, built of brick laid in 6-course American bond. It is set on a high foundation with a basement that is above ground in the rear. It has a medium-pitched hip roof covered with standing-seam tin, with planes of the roof continuing into gables over the southern bay of the facade and a projecting bay on the south side of the house. There is an additional small central gable on the north side. The roof has projecting eaves and verges, and a boxed cornice with returns, with modillions and a plain frieze. There are two central capped chimneys. Windows are double-sash, 1-over-1 light, with wooden sills, moulded surrounds, and louvered shutters. Those at the first level and at the second level under the gables are segmental-arched; others at the second level are flat-arched. There are 2-light, segmental-arched casement windows at the basement level and a small segmental-arched casement window in each attic gable. A one-storey veranda covers the facade and continues around the south side to a side entrance in the projecting bay. It has a nearly flat hip roof covered with standing-seam tin, with matching cornice and plain frieze, supported by five Tuscan columns with Colonial Revival balustrade. The entrance door in the northern bay has one light over a panel, with one-light sidelights over panels and semi-elyptical fanlight, all of beveled glass. There is a back porch with Eastlake posts and balustrade. When the house was converted to apartments, another entrance door was cut on

the north side at the stair landing.

## HISTORICAL DESCRIPTION

Several mantels were removed also.

S. Jeter and Edna M. Robinson bought this lot next door to his brother R. Merritte Robinson in 1913 (City DB 24-332). Tax records show that the house was built the same year. It was designed and built by Via. The Robinson family lived there for 57 years. After her husband's death, Mrs. Robinson sold it to Grover T. Fox in 1970 (WB 11-302, DB 318-426). Ann A. Hatfield purchased it from his estate in 1974 (WB 18-343, DB 361-553) and sold it the next year to the present owners who have converted it into four apartments (DB 368-26).

## GRAPHICS

## CONDITIONS

Good

## SOURCES

City Records  
 Richard A. Lewicki  
 Mrs. R. Merritte Robinson







## Board of Architectural Review (BAR) 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 Fax (434) 970-3359

**RECEIVED**  
AUG 25 2014  
NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$375 application fee. For all other projects requiring BAR approval, please include \$125 application fee. For projects that require only administrative approval, please include \$100 administrative fee. 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 4 p.m.

Owner Name KAY HUMES Applicant Name LESLIE MCDONALD  
Project Name/Description BACK YARD RENOVATION Parcel Number 330086000  
Property Address 423 2ND ST. NE

### Applicant Information

Address: 410 E. JEFFERSON S  
CVILLE VA 22902  
Email: axemay@mac.com  
Phone: (W) \_\_\_\_\_ (H) 434 906 0337  
FAX: \_\_\_\_\_

### Property Owner Information (if not applicant)

Address: 423 2ND ST. NE  
CVILLE VA 22902  
Email: KayHumes@comcast.net  
Phone: (W) \_\_\_\_\_ (H) 434.5298290  
FAX: \_\_\_\_\_

Do you intend to apply for Federal or State Tax Credits for this project? NO

### Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct. (Signature also denotes commitment to pay invoice for required mail notices.)

Leslie McDonald 8/21/14  
Signature Date  
LESLIE MCDONALD 8/21/14  
Print Name Date

### Property Owner Permission (if not applicant)

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

Kay Humes 8/22/14  
Signature Date  
KAY HUMES 8/22/14  
Print Name Date

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

RENOVATE BACK YARD - FROM A PARKING LOT (FORMER)  
TO A FENCED IN BACK YARD.

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

14 PAGE PROPOSAL

### For Office Use Only

Received by: \_\_\_\_\_  
Fee paid: \_\_\_\_\_ Cash/Ck. # \_\_\_\_\_  
Date Received: \_\_\_\_\_

Approved/Disapproved by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Conditions of approval: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

RECEIVED

AUG 25 2014

NEIGHBORHOOD DEVELOPMENT SERVICES

August 21, 2014

Mary Joy Scala  
Board of Architectural Review  
City of Charlottesville

Dear Mary Joy Scala and the Board,

Kay and Pat Humes' are proposing to renovate their back yard. Since 1970, the backyard has been an asphalt-covered parking lot for the tenants in the apartments at 423 2<sup>nd</sup> Street NE.

The Humes restored the house to a single family home in 2012. Now they would like to provide a dog friendly fence enclosed backyard with new landscape elements and remove 65% of the asphalt.

Attached are plans and photos of the proposed project. From 2<sup>nd</sup> street and Hedge Street very little is seen. They have taken into consideration the neighbors to the South who have a naturally aging/non porous treated wood fence, the neighbors to the west that enjoy the greenery of the adjacent backyards and the neighbor to the north who has a hedge of oleanders. The proposed fence made of treated lumber is porous and allows for tomato plants, beans or non-invasive ivy to grow. The wood will natural gray as it ages. The landscape elements are local brown Crusher/Run gravel and Local Colonial Grey pavers that have been used in the front and side yard.

They would like to move forward and are asking for an administrative approval so we can proceed.

Leslie McDonald for Kay Humes

*Leslie McDonald* 8.21.14  
434.906.0337

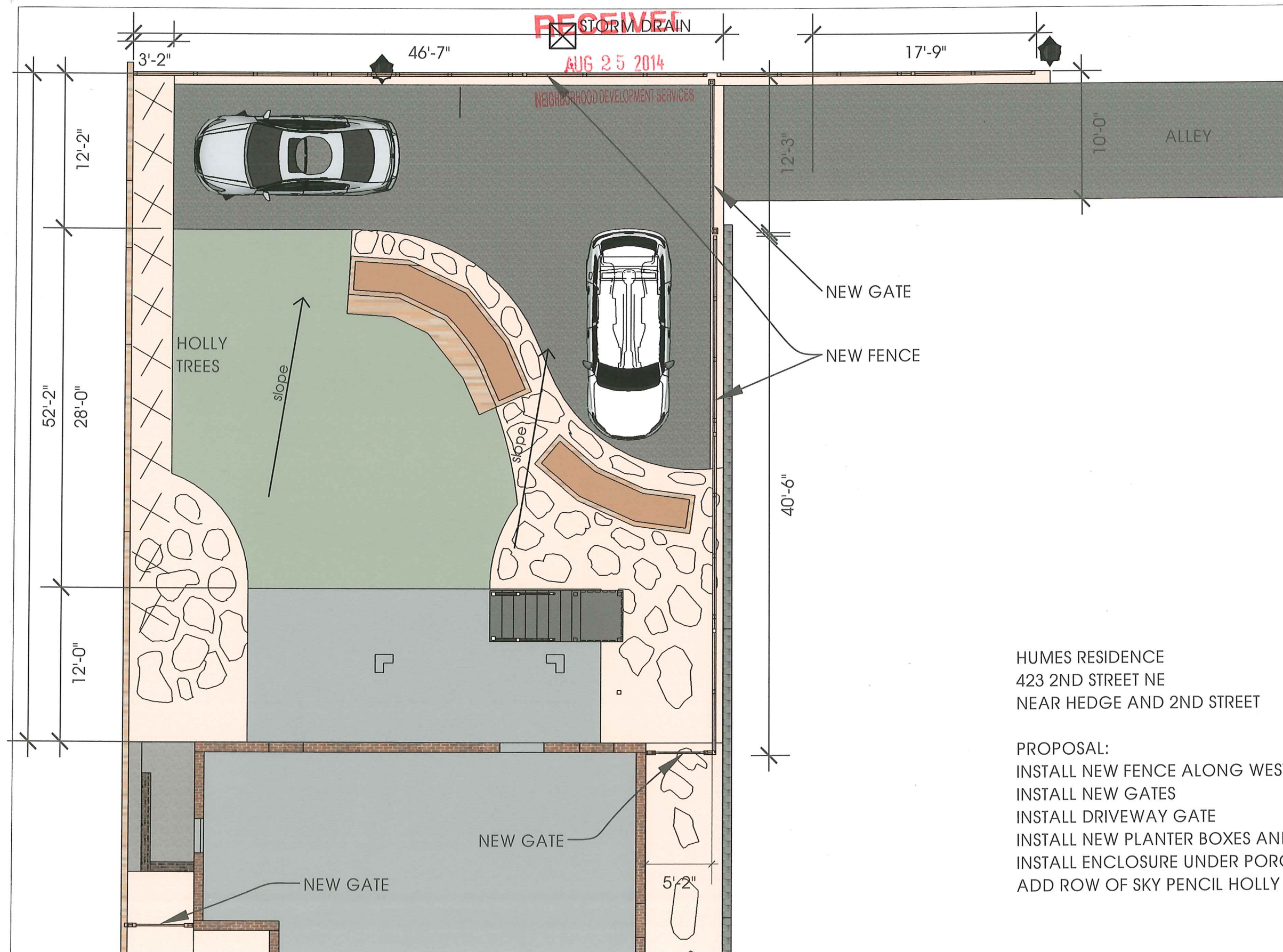
axemax  
DESIGN

leslie mcdonald

axemax@mac.com

434.906.0337





HUMES RESIDENCE  
423 2ND STREET NE  
NEAR HEDGE AND 2ND STREET

PROPOSAL:  
INSTALL NEW FENCE ALONG WEST & NORTH PERIMETER  
INSTALL NEW GATES  
INSTALL DRIVEWAY GATE  
INSTALL NEW PLANTER BOXES AND LANDSCAPING  
INSTALL ENCLOSURE UNDER PORCH STAIRS  
ADD ROW OF SKY PENCIL HOLLY TREES





AERIAL  
423 2ND STREET

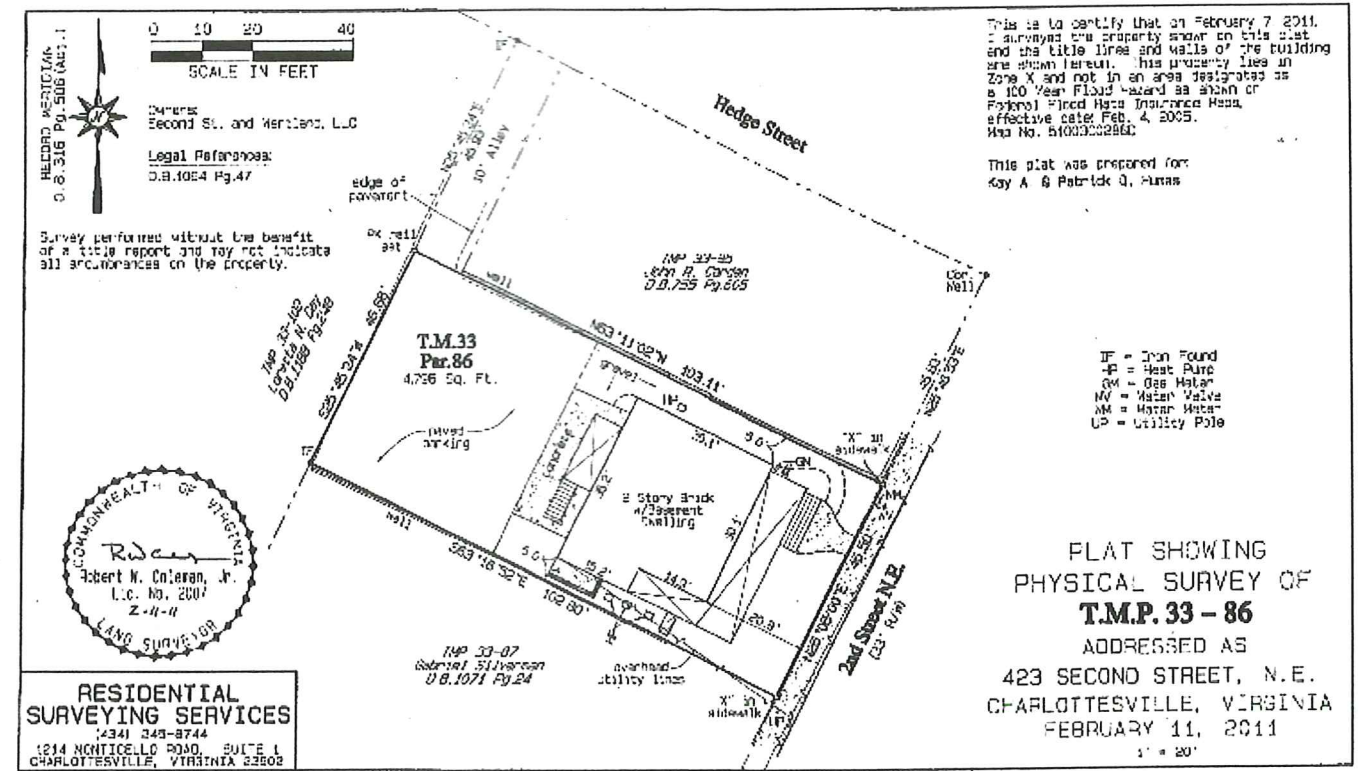


2ND STREET NE

HEDGE STREET

ALLEY TO BACK YARD

GATE TO BACK YARD



DESIGN





EXISTING VIEW TO HEDGE STREET



EXISTING VIEW FROM HEDGE STREET



EXISTING ADJACENT FENCE



EXISTING VIEW FRONT OF HOUSE





EXISTING EAST VIEW



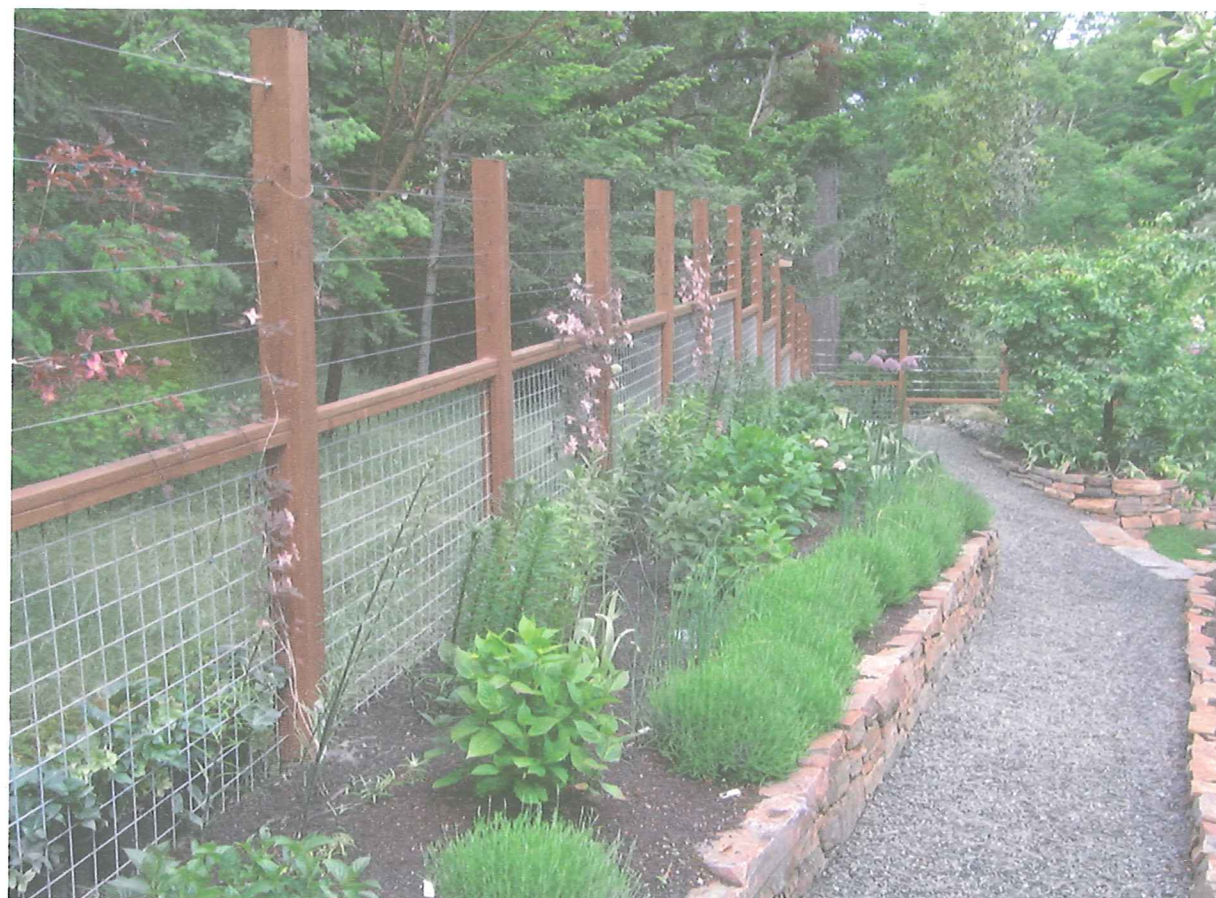
EXISTING PORCH DETAIL WITH WIRE CLOTH AND POSTS

BLACK WIRE CLOTH



EXISTING WEST VIEW





GROW FENCE DETAIL



GATE REFERENCE



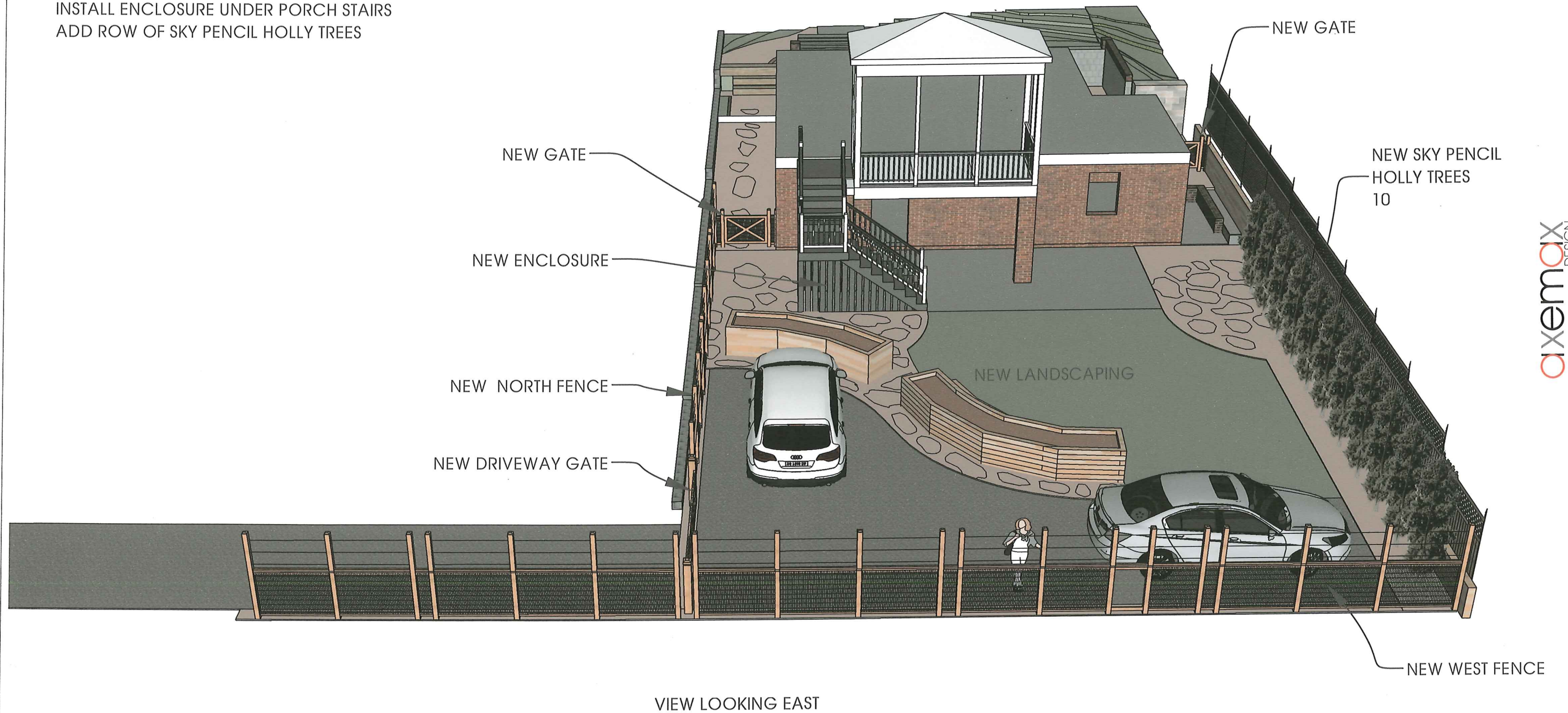
UNDER STAIR ENCLOSURE (PARK STREET)



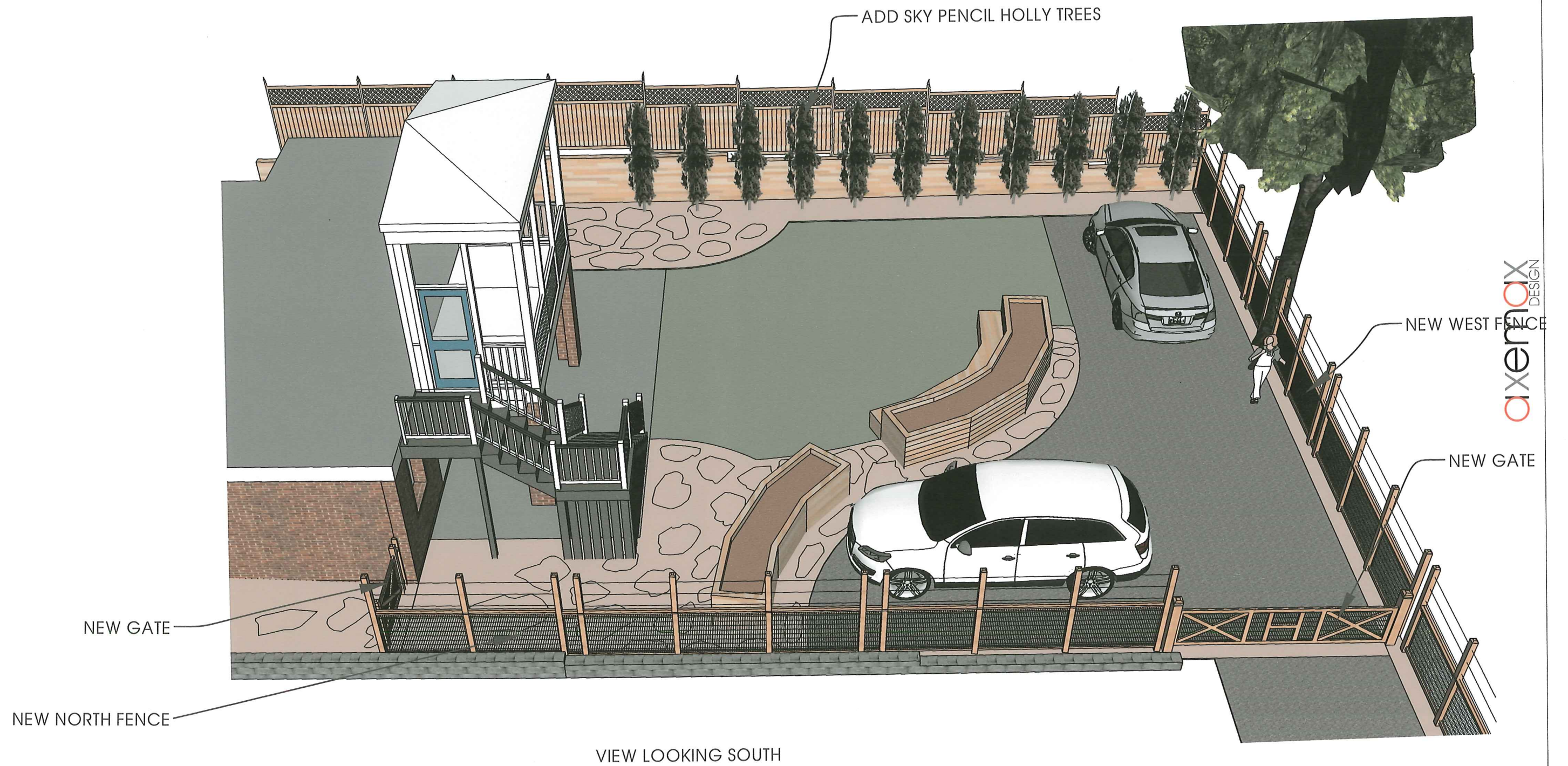
PLANTER BOX SEATING REFERENCE



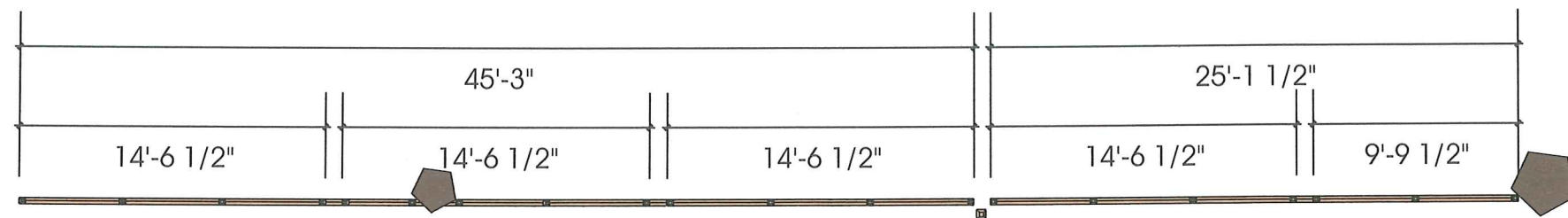
PROPOSAL:  
 INSTALL NEW FENCE ALONG WEST & NORTH PERIMETER  
 INSTALL NEW GATES  
 INSTALL DRIVEWAY GATE  
 INSTALL NEW PLANTER BOXES AND LANDSCAPING  
 INSTALL ENCLOSURE UNDER PORCH STAIRS  
 ADD ROW OF SKY PENCIL HOLLY TREES



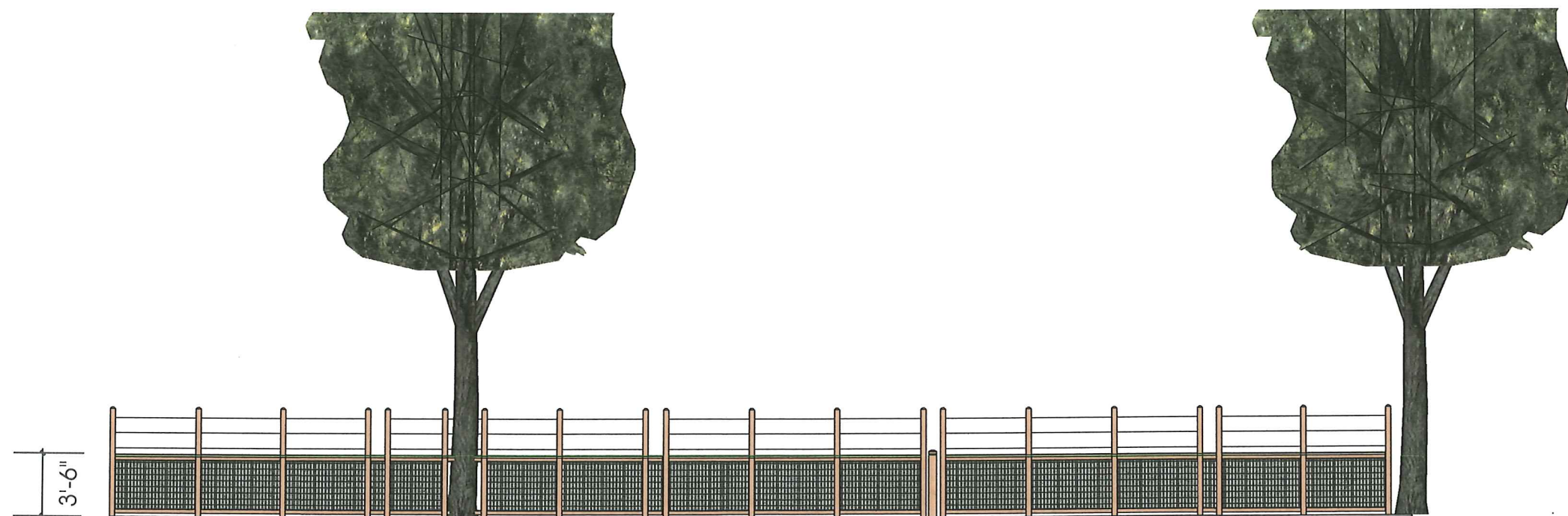






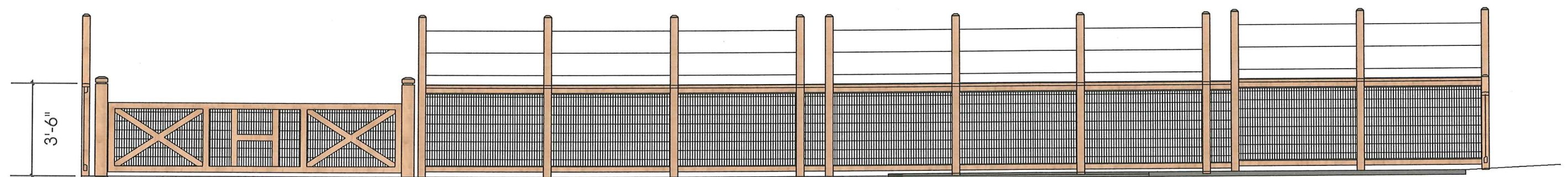
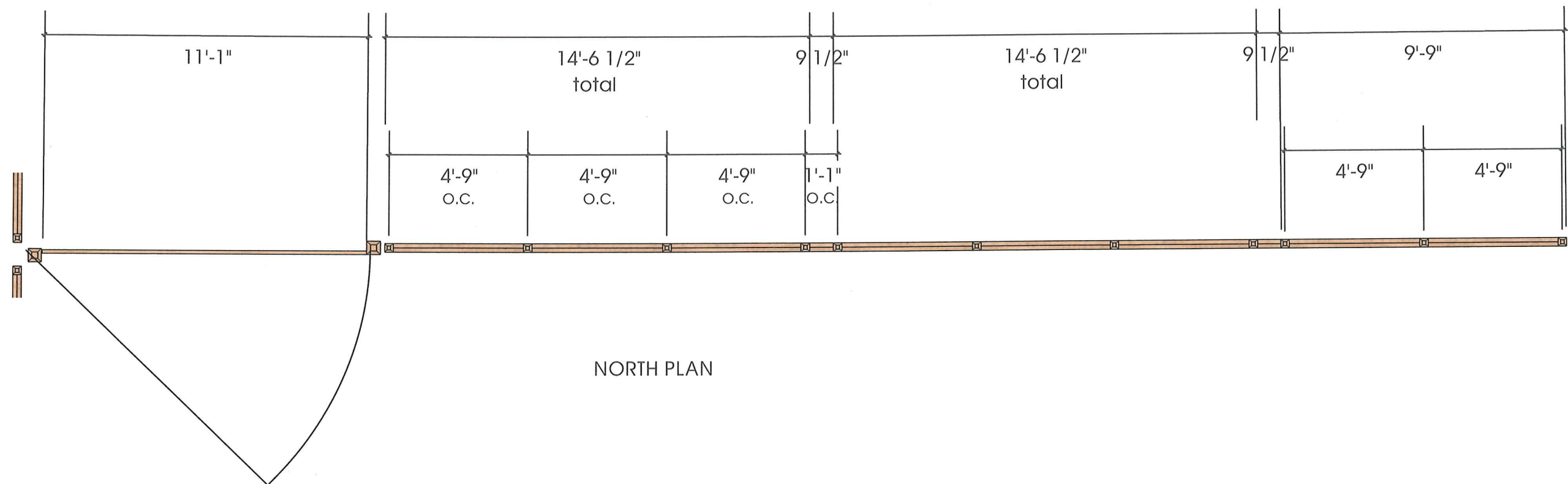


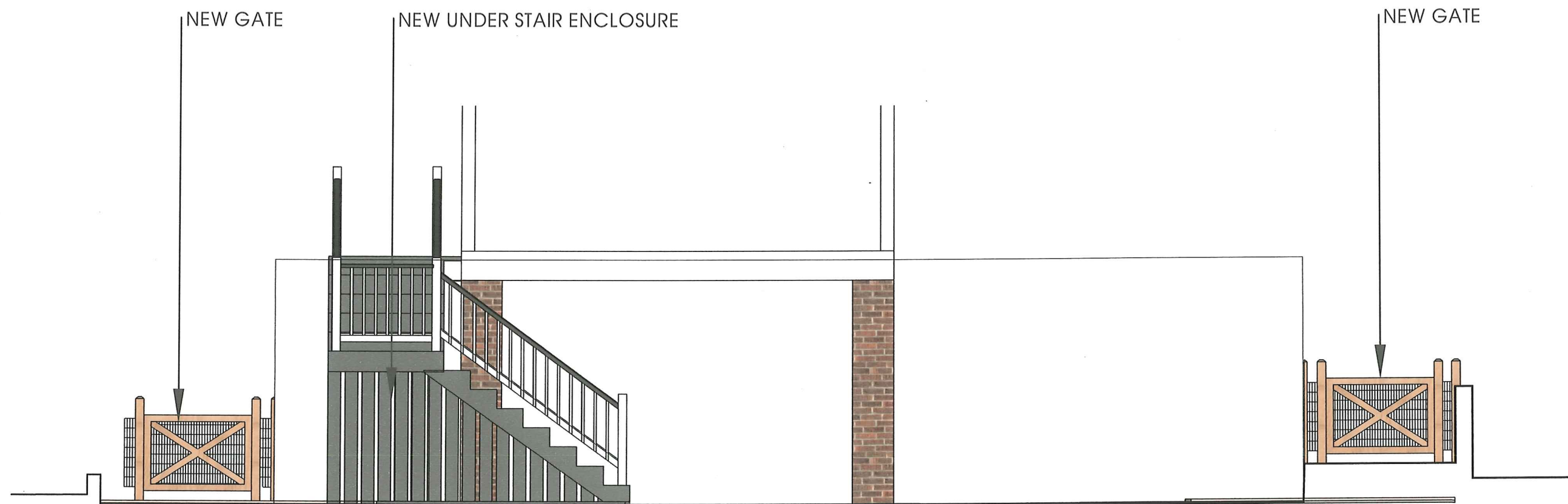
WEST PLAN



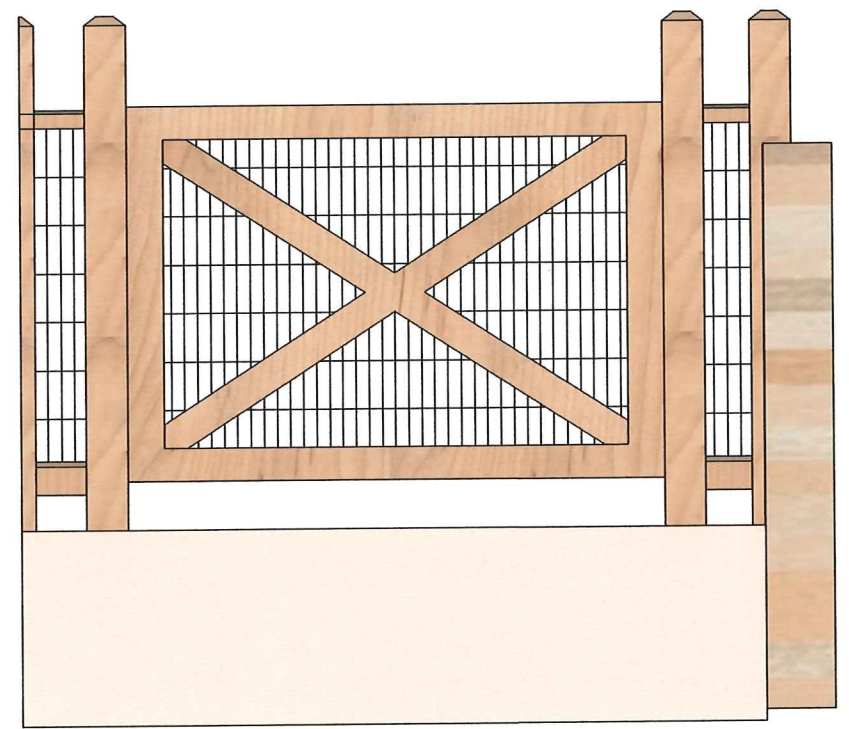
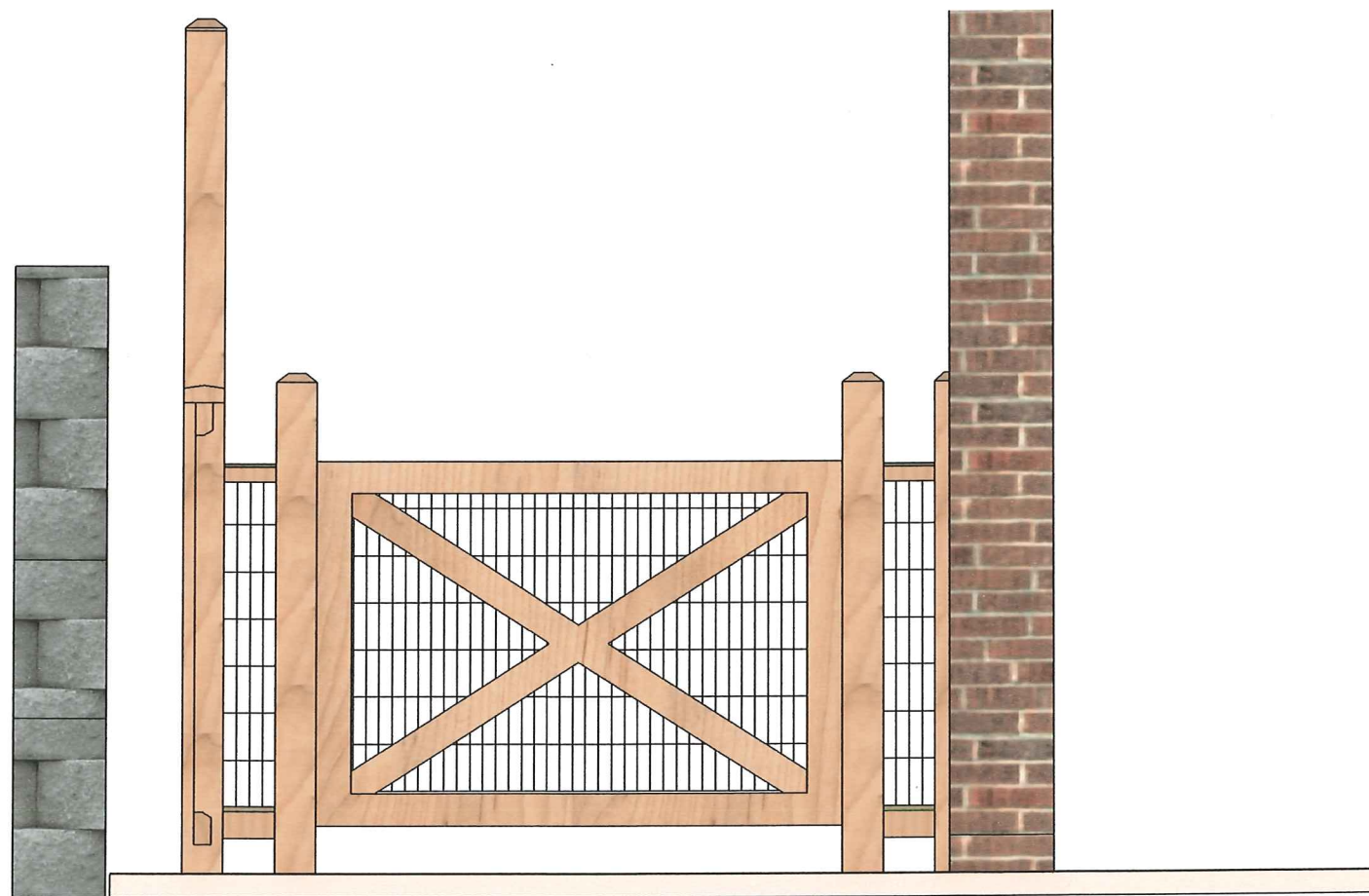
WEST ELEVATION



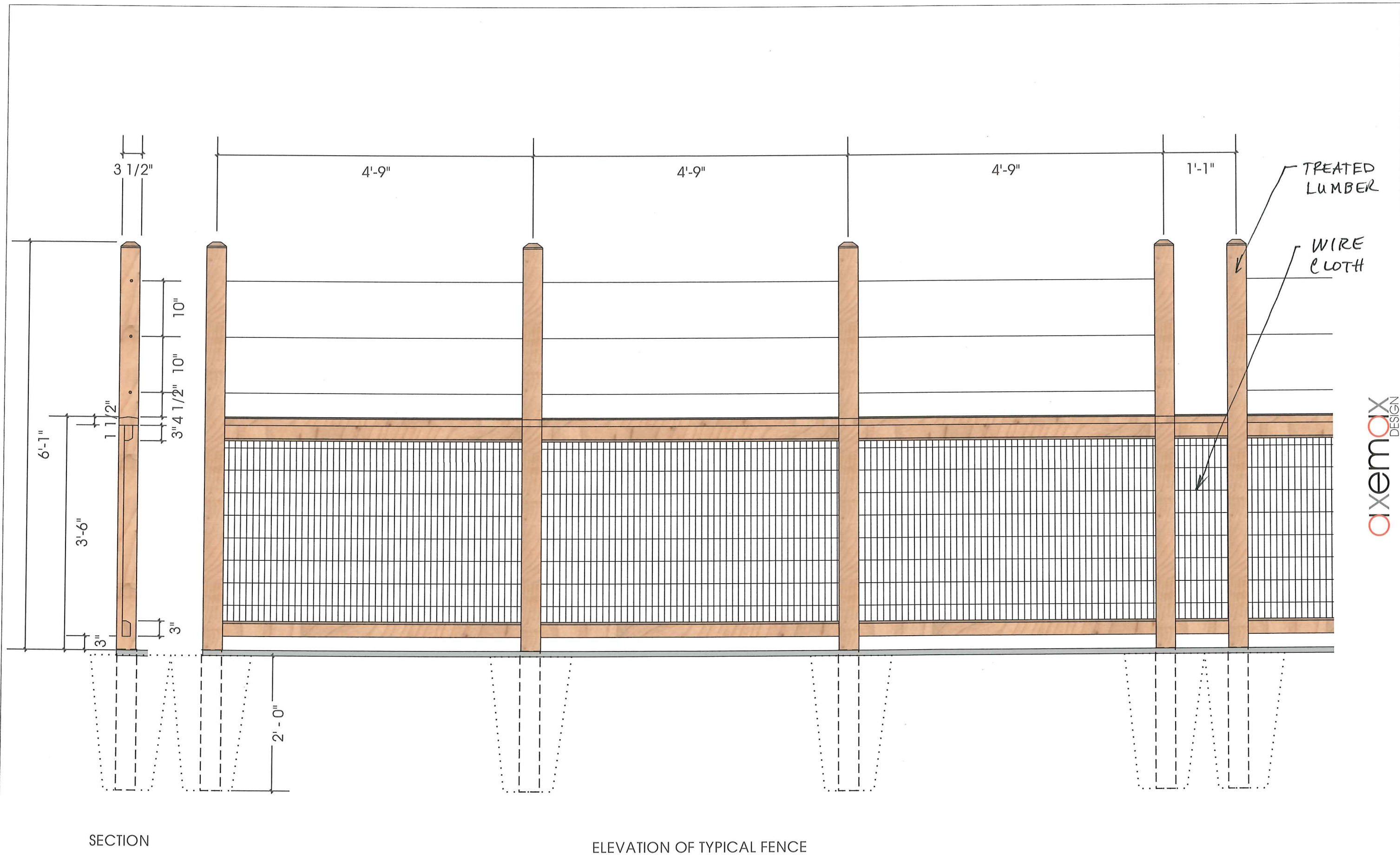


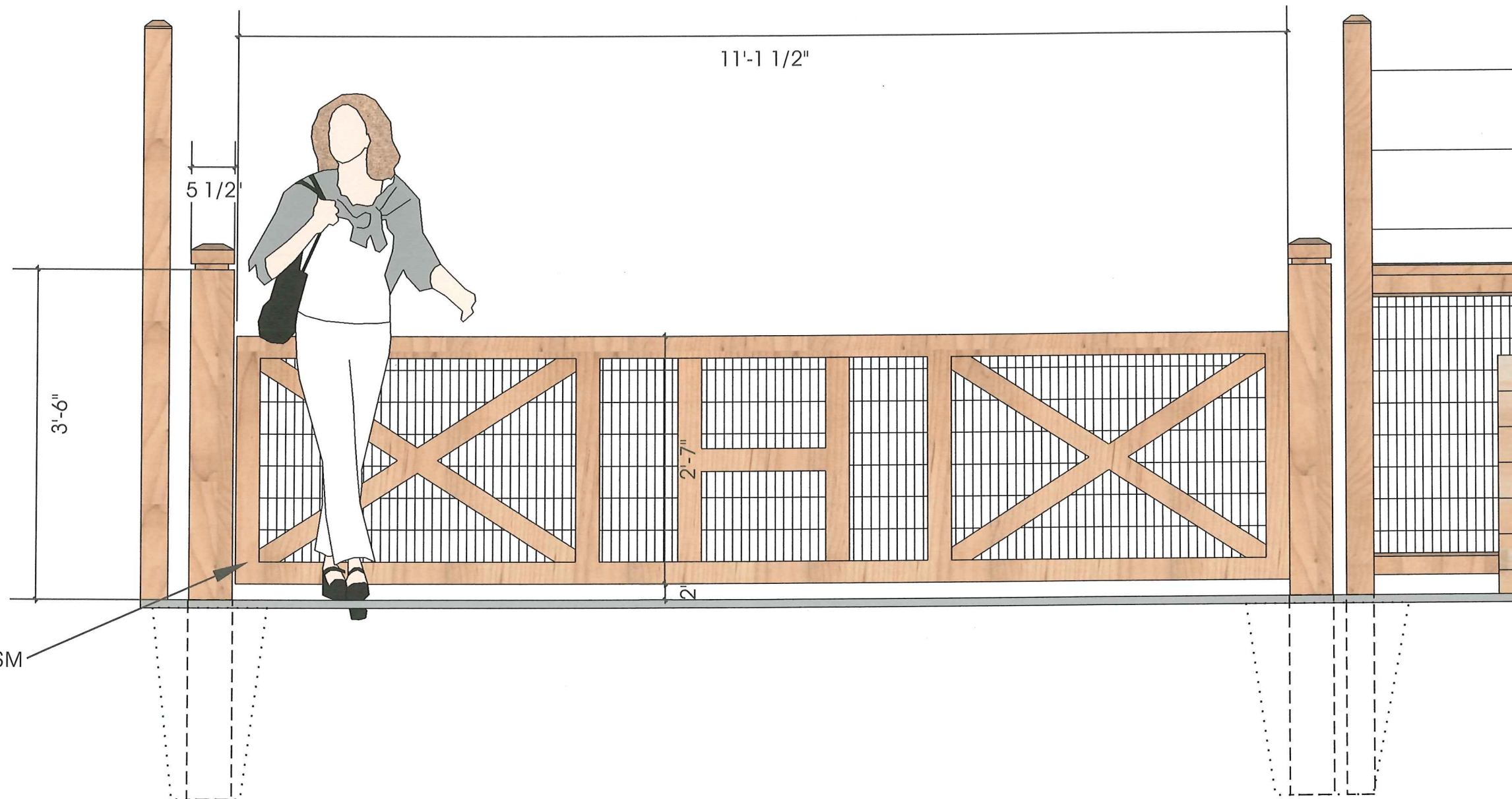


EAST ELEVATION



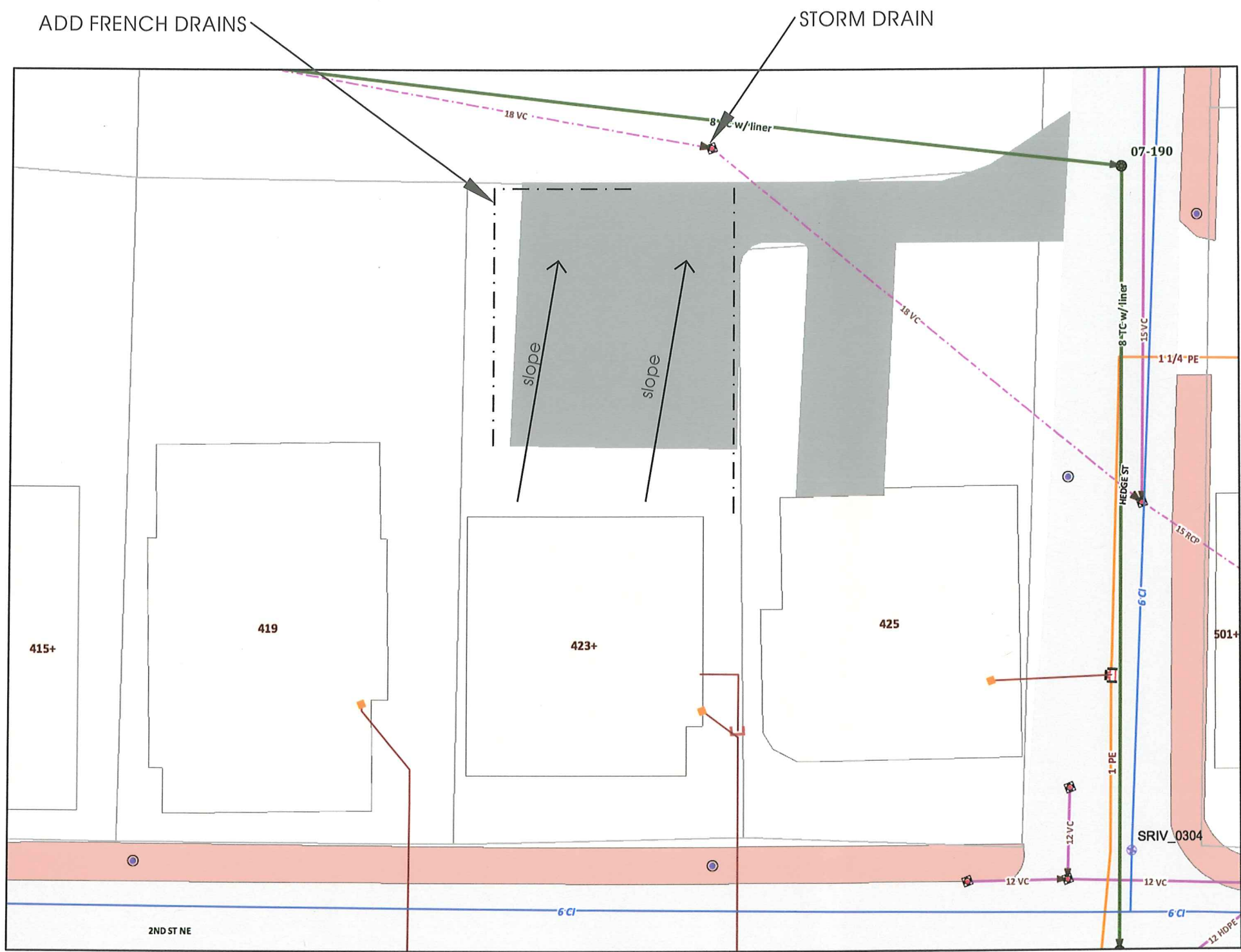






CLOSING MECHANISM





This map was generated in an effort to provide personnel from City of Charlottesville, Albemarle County Service Authority, University of Virginia, Rappahannock Water & Sewer Authority, and the Public, a reference for locations and connections for utilities surrounding the Charlottesville City.

"Note: This map is for reference purposes, and all utilities must be field verified"



- |                    |                 |                      |             |                  |
|--------------------|-----------------|----------------------|-------------|------------------|
| Hydrants           | Manholes        | Sanitary Pipes       | Gas Service | Storm Structures |
| Water Valves       | City Maintained | City Maintained      | Gas Mains   | City             |
| City Waterlines    | Private         | Privately Maintained |             | Private          |
| Private Waterlines | Abandoned       | Abandoned            |             |                  |

NOTE:  
BEFORE REMOVING ASPHALT:  
LOCATE PRIVATE LATERALS  
LOCATE EXISTING FRENCH DRAINS