

From: Scala, Mary Joy
Sent: Tuesday, July 02, 2013 2:18 PM
To: 'jsantoski@thearcofthepiedmont.com'; Chris Kabbash (chriskabbash@nestrealtygroup.com); Matthew McClellan (mbmcc@me.com)
Cc: mellowandrew@gmail.com
Subject: BAR Action 509 Park Street Preliminary

Andrew Watson
1979 Ambrose Common Dr.
Charlottesville, VA 22903

Preliminary Discussion
BAR 13-06-03
509 Park Street
Tax Map 53 Parcels 11, 16.2
Wilbourn House, LLC, Owner/ Andrew Watson, Applicant
New apartment building – 4 units

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on June 18, 2013. The following action was taken:

Preliminary comments: Landscaping is critical, including large trees or hedges for privacy and develop design of courtyard (hidden/mews-like area); flat roofs OK; all (local) brick is appropriate (or perhaps brick on ends); living space on roof could work; reach out to neighborhood association; calls for nice details: nice windows, nice handrail, canopy over door; show material of any paving or retaining walls.

You may now submit for final approval.

If you have any questions, please contact me at 434-970-3130 or 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

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
June 18, 2013**

Preliminary Discussion

BAR 13-06-03s

509 Park Street

Tax Map 53 Parcels 11, 16.2

Wilbourn House, LLC, Owner/ Andrew Watson, Applicant

New apartment building – 4 units

Background

This project on Park Street includes the front parcel with contributing structure located within the North Downtown ADC District, and the rear, vacant parcel that is not included in the historic district. The historic survey is attached.

Since this application is for new construction, a preliminary discussion is required.

Zoning

Both parcels are zoned R-3 residential. The front parcel is subject to the ADC district.

Maximum height = 45 feet.

Side yard= Up to 21 DUA:1 ft/2 ft ht; 10 ft minimum

Rear yard= 25 feet

Application

The applicant is proposing the construction of a new 4- unit apartment building located to the rear of the existing structure in an existing parking lot. The four units are contained in two equally-sized, connected buildings, one of brick and one with metal siding. Both have storefront-type windows. The building height is 20 ft.; each building is approximately 24 ft x 46 ft.

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;*
- (8) *Any applicable provisions of the City's Design Guidelines.*

Pertinent Guidelines for New Construction:

D. MASSING & FOOTPRINT

While the typical footprint of commercial building from the turn of the twentieth century might be 20 feet wide by 60 feet long or 1200 square feet per floor, new buildings in the downtown can be expected to be somewhat larger. Likewise, new buildings in the West Main Street corridor may be larger than this district's historic buildings. It is important that even large buildings contribute to the human scale and pedestrian orientation of the district.

- 1) *New commercial infill buildings' footprints will be limited by the size of the existing lot in the downtown or along the West Main Street corridor. Their massing in most cases should be simple rectangles like neighboring buildings.*
- 2) *New infill construction in residential sub-areas should relate in footprint and massing to the majority of surrounding historic dwellings.*
- 3) *Neighborhood transitional buildings should have small building footprints similar to nearby dwellings.*
 - a. *If the footprint is larger, their massing should be reduced to relate to the smaller-scaled forms of residential structures.*
 - b. *Techniques to reduce massing could include stepping back upper levels, adding residential roof and porch forms, and using sympathetic materials.*
- 4) *Institutional and multi-lot buildings by their nature will have large footprints, particularly along the West Main Street corridor and in the 14th and 15th Street area of the Venable neighborhood.*
 - a. *The massing of such a large scale structure should not overpower the traditional scale of the majority of nearby buildings in the district in which it is located.*
 - b. *Techniques could include varying the surface planes of the buildings, stepping back the buildings as the structure increases in height, and breaking up the roof line with different elements to create smaller compositions.*

E. HEIGHT & WIDTH

- 1. *Respect the directional expression of the majority of surrounding buildings. In commercial areas, respect the expression of any adjacent historic buildings, which generally will have a more vertical expression.*
- 2. *Attempt to keep the height and width of new buildings within a maximum of 200 percent of the prevailing height and width in the surrounding sub-area.*
- 3. *In commercial areas at street front, the height should be within 130 percent of the prevailing average of both sides of the block. Along West Main Street, heights should relate to any adjacent contributing buildings. Additional stories should be stepped back so that the additional height is not readily visible from the street.*
- 4. *When the primary façade of a new building in a commercial area, such as downtown, West Main Street, or the Corner, is wider than the surrounding historic buildings or the traditional lot size, consider modulating it with bays or varying planes.*
- 5. *Reinforce the human scale of the historic districts by including elements such as porches,*

entrances, storefronts, and decorative features depending on the character of the particular sub-area.

6. *In the West Main Street corridor, regardless of surrounding buildings, new construction should use elements at the street level, such as cornices, entrances, and display windows, to reinforce the human scale.*

F. SCALE

Height and width also create scale, the relationship between the size of a building and the size of a person. Scale can also be defined as the relationship of the size of a building to neighboring buildings and of a building to its site. The design features of a building can reinforce a human scale or can create a monumental scale. In Charlottesville, there is a variety of scale. For instance, an institutional building like a church or library may have monumental scale due to its steeple or entry portico, while a more human scale may be created by a storefront in a neighboring commercial building.

1. *Provide features on new construction that reinforce the scale and character of the surrounding area, whether human or monumental. Include elements such as storefronts, vertical and horizontal divisions, upper story windows, and decorative features.*
2. *As an exception, new institutional or governmental buildings may be more appropriate on a monumental scale depending on their function and their site conditions.*

G. ROOF

Roof design, materials, and textures should be consistent with the existing structures in the historic districts. Common roof forms include hipped roofs, gable roofs, flat roofs, and gambrel roofs, as well as combinations of the above. In general, the roof pitch of an older dwelling is steeper than a new tract house, and this factor is more important than the type of roof in most neighborhoods.

1. Roof Forms and Pitches

- a. *The roof design of new downtown or West Main Street commercial infill buildings generally should be flat or sloped behind a parapet wall.*
- b. *Neighborhood transitional buildings should use roof forms that relate to the neighboring residential forms instead of the flat or sloping commercial form.*
- c. *Institutional buildings that are freestanding may have a gable or hipped roof with variations.*
- d. *Large-scale, multi-lot buildings should have a varied roof line to break up the mass of the design using gable and/or hipped forms.*
- e. *Shallow pitched roofs and flat roofs may be appropriate in historic residential areas on a contemporary designed building.*
- f. *Do not use mansard-type roofs on commercial buildings; they were not used historically in Charlottesville's downtown area, nor are they appropriate on West Main Street.*

2. Roof Materials

Common roof materials in the historic districts include metal, slate, and composition shingles.

- a. *For new construction in the historic districts, use traditional roofing materials such as standing-seam metal or slate.*
- b. *In some cases, shingles that mimic the appearance of slate may be acceptable.*
- c. *Pre-painted standing-seam metal roof material is permitted, but commercial-looking ridge caps or ridge vents are not appropriate on residential structures.*
- d. *Avoid using thick wood cedar shakes if using wood shingles; instead, use more historically appropriate wood shingles that are thinner and have a smoother finish.*
- e. *If using composition asphalt shingles, do not use light colors. Consider using neutral-colored or darker, plain or textured-type shingles.*
- f. *The width of the pan and the seam height on a standing-seam metal roof should be consistent with the size of pan and seam height usually found on a building of a similar period.*

3. Rooftop Screening

- a. *If roof-mounted mechanical equipment is used, it should be screened from public view on all sides.*
- b. *The screening material and design should be consistent with the design, textures, materials, and colors of the building.*
- c. *The screening should not appear as an afterthought or addition the building.*

I. WINDOWS & DOORS

1. *The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.*
 - a. *The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.*
 - b. *In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.*
2. *The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.*
 - a. *The proportions of the upper floor windows of most of Charlottesville's historic buildings are more vertical than horizontal.*
 - b. *Glass storefronts would generally have more horizontal proportions than upper floor openings.*
3. *Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.*
4. *Many entrances of Charlottesville's historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.*
5. *Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.*
6. *If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.*
7. *Avoid designing false windows in new construction.*
8. *Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.*
9. *Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.*

J. PORCHES

Most of Charlottesville's historic houses have some type of porch. There is much variety in the size, location, and type of porches, and this variety relates to the different residential areas, strong consideration should be given to including a porch or similar form in the design of any new residence in these sub-areas.

1. *Porches and other semi-public spaces are important in establishing layers or zones of intermediate spaces within the streetscape.*

L. FOUNDATION and CORNICE

Facades generally have a three-part composition: a foundation or base that responds at the pedestrian or street level, the middle section, and the cap or cornice that terminates the mass and addresses how the building meets the sky. Solid masonry foundations are common for both residential and commercial buildings. Masonry piers, most often of brick, support many porches.

1. Distinguish the foundation from the rest of the structure through the use of different materials, patterns, or textures.
2. Respect the height, contrast of materials, and textures of foundations on surrounding historic buildings.
3. If used, cornices should be in proportion to the rest of the building.
4. Wood or metal cornices are preferred. The use of fypon may be appropriate where the location is not immediately adjacent to pedestrians.

M. MATERIALS & TEXTURES

1. The selection of materials and textures for a new building should be compatible with and complementary to neighboring buildings.
2. In order to strengthen the traditional image of the residential areas of the historic districts, brick, stucco, and wood siding are the most appropriate materials for new buildings.
3. In commercial/office areas, brick is generally the most appropriate material for new structures. "Thin set" brick is not permitted. Stone is more commonly used for site walls than buildings.
4. Large-scale, multi-lot buildings, whose primary facades have been divided into different bays and planes to relate to existing neighboring buildings, can have varied materials, shades, and textures.
5. Synthetic siding and trim, including, vinyl and aluminum, are not historic cladding materials in the historic districts, and their use should be avoided.
6. Cementitious siding, such as HardiPlank boards and panels, are appropriate.
7. Concrete or metal panels may be appropriate.
8. Metal storefronts in clear or bronze are appropriate.
9. The use of Exterior Insulation and Finish Systems (EIFS) is discouraged but may be approved on items such as gables where it cannot be seen or damaged. It requires careful design of the location of control joints.
10. The use of fiberglass-reinforced plastic is discouraged. If used, it must be painted.
11. All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.

O. DETAILS & DECORATION

The details and decoration of Charlottesville's historic buildings vary tremendously with the different styles, periods, and types. Such details include cornices, roof overhang, chimneys, lintels, sills, brackets, brick patterns, shutters, entrance decoration, and porch elements.

The important factor to recognize is that many of the older buildings in the districts have decoration and noticeable details. Also, many of the buildings were simply constructed, often without architects and on limited budgets that precluded costly specialized building features.

At the same time, some of Charlottesville's more recent commercial historic structures have minimal architectural decoration. It is a challenge to create new designs that use historic details successfully. One extreme is to simply copy the complete design of a historic building and the other is to "paste on" historic details on a modern unadorned design. Neither solution is appropriate for designing architecture that relates to its historic context and yet still reads as a contemporary building. More successful new buildings may take their clues from historic images and reintroduce and reinterpret designs of traditional decorative elements or may have a modernist approach in which details and decoration are minimal.

1. Building detail and ornamentation should be consistent with and related to the architecture of the surrounding context and district.
2. The mass of larger buildings may be reduced using articulated design details.
3. Pedestrian scale may be reinforced with details.

Pertinent 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

- 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.*

D. LIGHTING

Charlottesville's residential areas have few examples of private site lighting. Most houses, including those used for commercial purposes, have attractive, often historically styled fixtures located on the house at various entry points. In the commercial areas, there is a wide variety of site lighting including large utilitarian lighting, floodlights and lights mounted on buildings. Charlottesville has a "Dark Sky" ordinance that requires full cutoff for lamps that emit 3,000 or more lumens. Within an ADC District, the BAR can impose limitations on lighting levels relative to the surrounding context.

- 1) *In residential areas, use fixtures that are understated and compatible with the residential quality of the surrounding area and the building while providing subdued illumination.*
- 2) *Choose light levels that provide for adequate safety yet do not overly emphasize the site or building. Often, existing porch lights are sufficient.*
- 3) *In commercial areas, avoid lights that create a glare. High intensity commercial lighting fixtures must provide full cutoff.*
- 4) *Do not use numerous "crime" lights or bright floodlights to illuminate a building or site when surrounding lighting is subdued.*
- 5) *In the downtown and along West Main Street, consider special lighting of key landmarks and facades to provide a focal point in evening hours.*
- 6) *Encourage merchants to leave their display window lights on in the evening to provide extra illumination at the sidewalk level.*
- 7) *Consider motion-activated lighting for security.*

E. WALKWAYS & DRIVEWAYS

Providing circulation and parking for the automobile on private sites can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate paving materials in conjunction with strategically placed plantings can help reinforce the character of each district while reducing the visual impact of driveways.

- 2) *Use appropriate traditional paving materials like brick, stone, and scored concrete.*
- 3) *Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.*
- 4) *Gravel or stone dust may be appropriate, but must be contained.*
- 5) *Stamped concrete and stamped asphalt are not appropriate paving materials.*
- 5) *Limit asphalt use to driveways and parking areas.*
- 6) *Place driveways through the front yard only when no rear access to parking is available.*
- 7) *Do not demolish historic structures to provide areas for parking.*
- 8) *Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.*

F. PARKING AREAS & LOTS

Most of the parking areas in the downtown consist of public or private surface lots or parking decks. Along West Main Street, Wertland Street, and the Corner, some larger lots have parking areas contained within the individual site.

- 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.*

H. UTILITIES & OTHER SITE APPURTENANCES

Site appurtenances, such as overhead utilities, fuel tanks, utility poles and meters, antennae, exterior mechanical units, and trash containers, are a necessary part of contemporary life. However, their placement may detract from the character of the site and building.

1. *Plan the location of overhead wires, utility poles and meters, electrical panels, antennae, trash containers, and exterior mechanical units where they are least likely to detract from the character of the site.*
2. *Screen utilities and other site elements with fences, walls, or plantings.*
3. *Encourage the installation of utility services underground.*
4. *Antennae and communication dishes should be placed in inconspicuous rooftop locations, not in a front yard.*
5. *Screen all rooftop mechanical equipment with a wall of material harmonious with the building or structure.*

Discussion and Recommendations

A site plan must be submitted separately for zoning approval with required parking spaces for both buildings and required landscaping shown. The property line between the two parcels will have to be eliminated.

The BAR will also want to see a landscaping/site plan with their final building review. Staff suggestions are:

- A pedestrian way should connect the building entrance to the public sidewalk.
- Mechanical units and trash storage areas with appropriate screening should be noted on the plan.
- North Downtown residences typically have a porch or some other type of semi-private transition space, which could be further developed in this design.

A brick background type building is appropriate in this location, but the combination of contemporary massing with metal siding may be too industrial-like and harsh. The BAR should make comments and offer suggestions.

LANDMARK



SURVEY

-140-

IDENTIFICATION

Street Address: 509 Park Street
Map and Parcel: 53-11
Census Tract & Block: 3-508
Present Owner: Charlottesville-Albemarle Assoc. for Retarded Children
Address: 509 Park Street, City
Present Use: Institution
Original Owner: R. W. Wilbourn
Original Use: Residence

BASE DATA

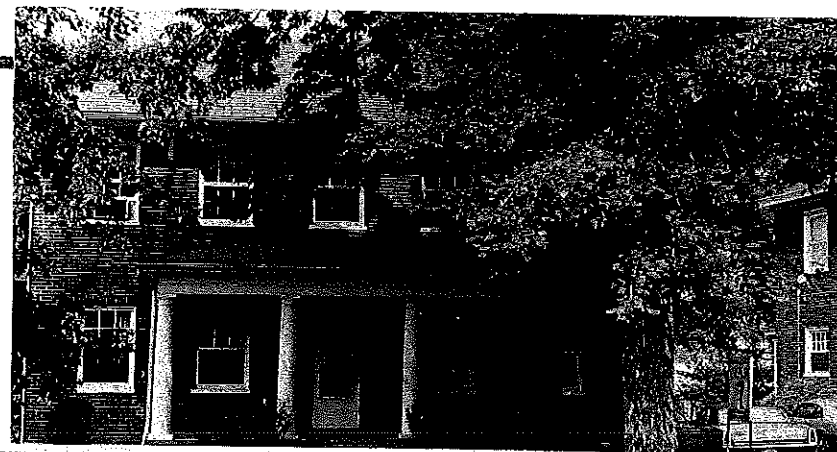
Historic Name: Wilbourn House
Date/Period: 1925
Style: Colonial Revival
Height to Cornice:
Height in Stories: 2
Present Zoning: R-3
Land Area (sq.ft.): 70 x 151.1
Assessed Value (land + imp.): 4550 + 9420 = 13,970

ARCHITECTURAL DESCRIPTION

The rectangular, unadorned, two story, five bay brick structure is an extremely simple expression of the Georgian Revival style. An extremely narrow door with a fanlight is set behind a plain Doric columned veranda. The house is almost severe in its lack of adornment or interesting detailing.

HISTORICAL DESCRIPTION

In 1925 Robert Watson and R. W. Wilbourn purchased land on Park Street from Lelia Bennett (DB 50-223). Later in the same year the two men divided the property with Wilbourn receiving the southern section (DB 52-16). The house was standing in 1926. The property has had numerous owners and became the center for the Charlottesville-Albemarle Association for Retarded Children in 1969. "Comyn Hall" house stood on this portion of the Cochran land. This was the first home of President Alderman of the University of Virginia.



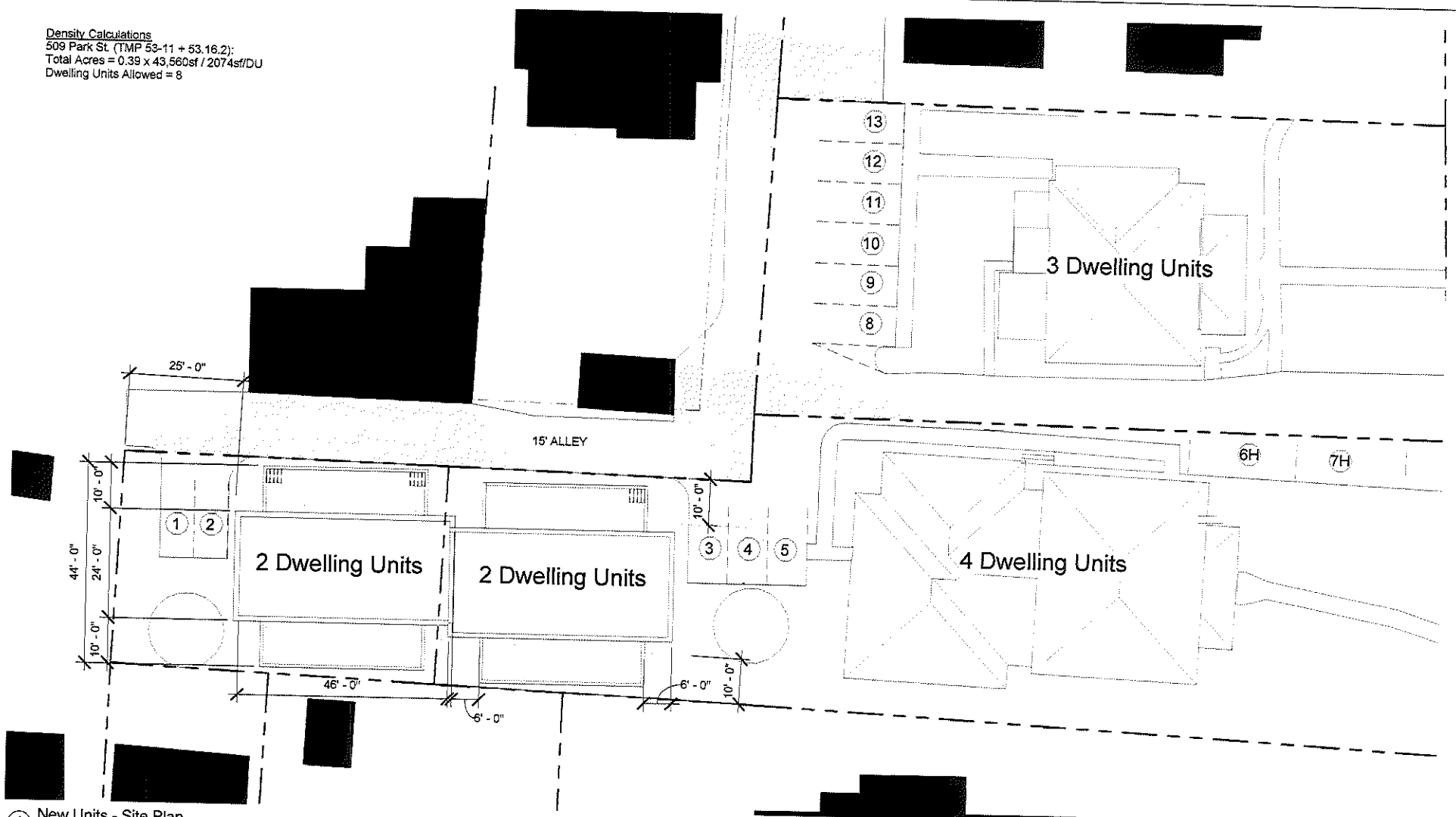
CONDITIONS

Average

SOURCES

City Records

Density Calculations
509 Park St. (TMP 53-11 + 53.16.2):
Total Acres = 0.39 x 43,560sf / 2074sf/DU
Dwelling Units Allowed = 8



① New Units - Site Plan
1" = 20'-0"

WILBOURN HOUSE APARTMENTS

Proposed Site Plan

6/13/2013 3:07:45 PM



**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
MAY 28 2013

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.

NEIGHBORHOOD DEVELOPMENT SERVICES

Owner Name Wilbourn House LLC Applicant Name Andrew Watson
Project Name/Description Wilbourn House Apartments Parcel Number TMP 53-11, 53-16.1
Property Address 509 Park Street, Charlottesville, VA 22902

Applicant Information
Address: 1979 Ambrose Common Dr
Charlottesville, VA 22903
Email: mellowandrew@gmail.com
Phone: (W) 343-242-4508 (H) _____
FAX: _____

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.)
[Signature] 5-23-13
Signature Date

Property Owner Information (if not applicant)
Address: John Santoski Arc of the Piedmont
509 Park Street, Charlottesville
Email: jsantoski@thearcofthepiedmont.com
Phone: (W) 434-977-4002 (H) _____
FAX: _____

Andrew Watson 5-23-13
Print Name Date

Do you intend to apply for Federal or State Tax Credits for this project? Yes
arch: Matthew McClellan mbmcc@me.com
Chris Kabash@nestrealtygroup.com

Property Owner Permission (if not applicant)
I have read this application and hereby give my consent to its submission.
[Signature] 5/28/13
Signature Date
John Santoski 5/28/13
Print Name Date

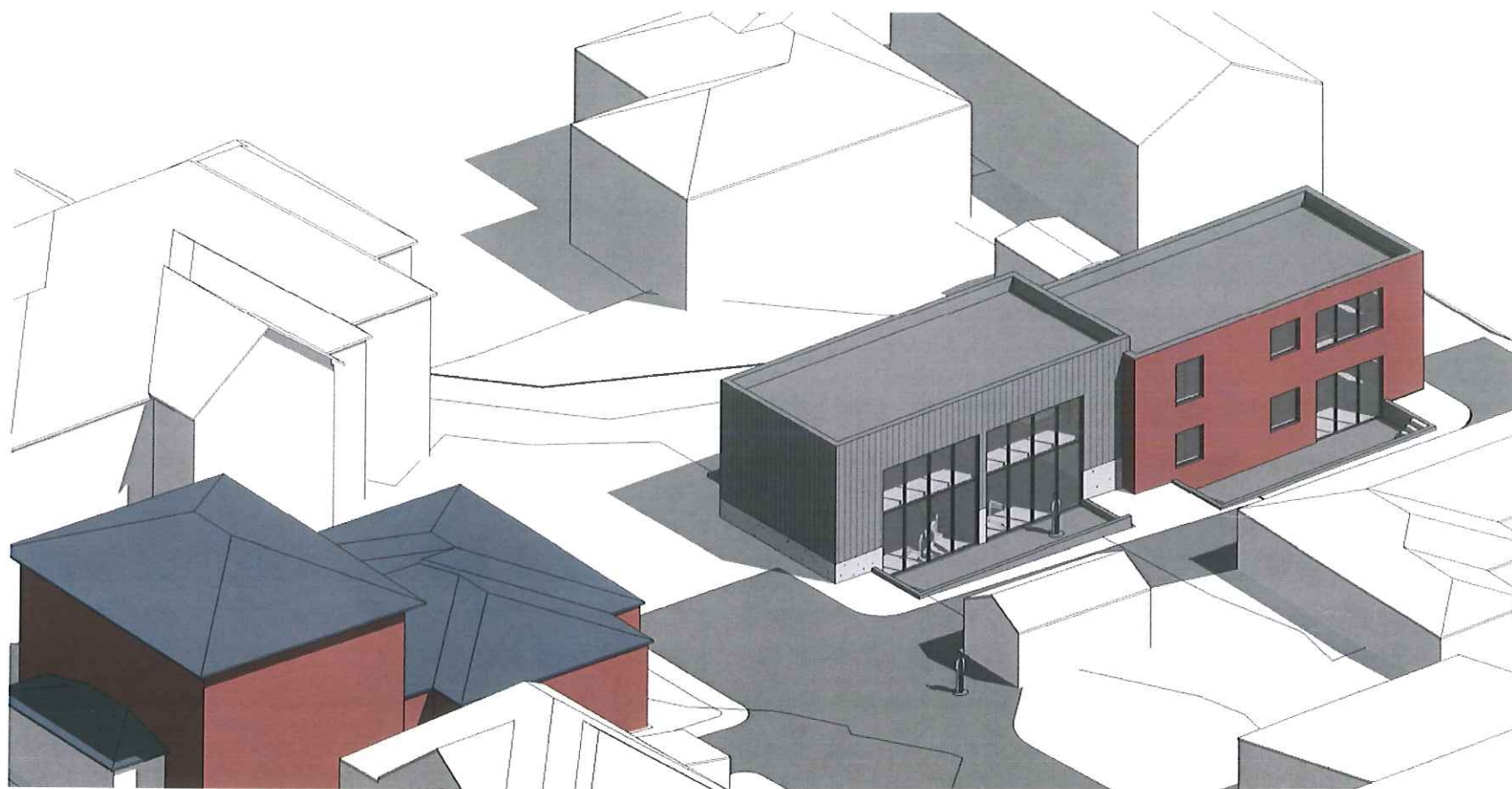
Description of Proposed Work (attach separate narrative if necessary): See Attached

List All Attachments (see reverse side for submittal requirements):
Presentation packet with nine (9) sheets containing the following: Project description and contents; Existing Site & Vicinity Plan; Proposed Site Plan; Elevations; 3D Images; Design Concepts and Material Palette; Site Photos; Adjacent Properties.

For Office Use Only

Received by: O. Ebanb Approved/Disapproved by: _____
Date: _____
Fee paid: 125.00 Cash/Ck. # 1164 Conditions of approval: _____
Date Received: 5/28/13

WILBOURN HOUSE APARTMENTS 509 Park Street



Contents

- 1 Contents & Project Description
- 2 Existing Site & Vicinity Plan
- 3 Proposed Site Plan
- 4 Elevations
- 5 Elevations
- 6 3D Images
- 7 Design Concepts & Material Palette
- 8 Site Photos
- 9 Adjacent Properties

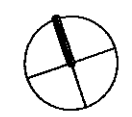
Project Description

The original structure at 509 Park Street, historically named the Wilbourn House, is a 1925 Georgian Revival style structure, once the home of University of Virginia President, Alderman. This property includes TMP 53-11 & 53-16.1, a combined total of 0.39 acres. The rear portion of the lot is currently almost entirely paved and serves as parking for the current occupant, Arc of the Piedmont. This application proposes to construct 4 new dwelling units in the rear portion of the property, in the existing parking lot. The Historical home will remain unchanged on the exterior, save for some minor, by-right restoration and required repairs. The new construction will have a footprint half inside and half outside the Charlottesville Historical District boundary. By virtue of the existing topography and the location of the current structures on 509 and the adjacent 515, the new, proposed construction would be barely visible from the street. The rear portion of the property is also well screened from view of the adjacent properties. The proposed construction is intended to be a simple and more contemporary style to set it apart from the surrounding historic homes. Because the entire existing area is already paved, the proposed building footprint and required parking would constitute a reduction of impervious surface and would allow for site improvements in the form of landscaping and regarding.



② Vicinity Map
1/64" = 1'-0"

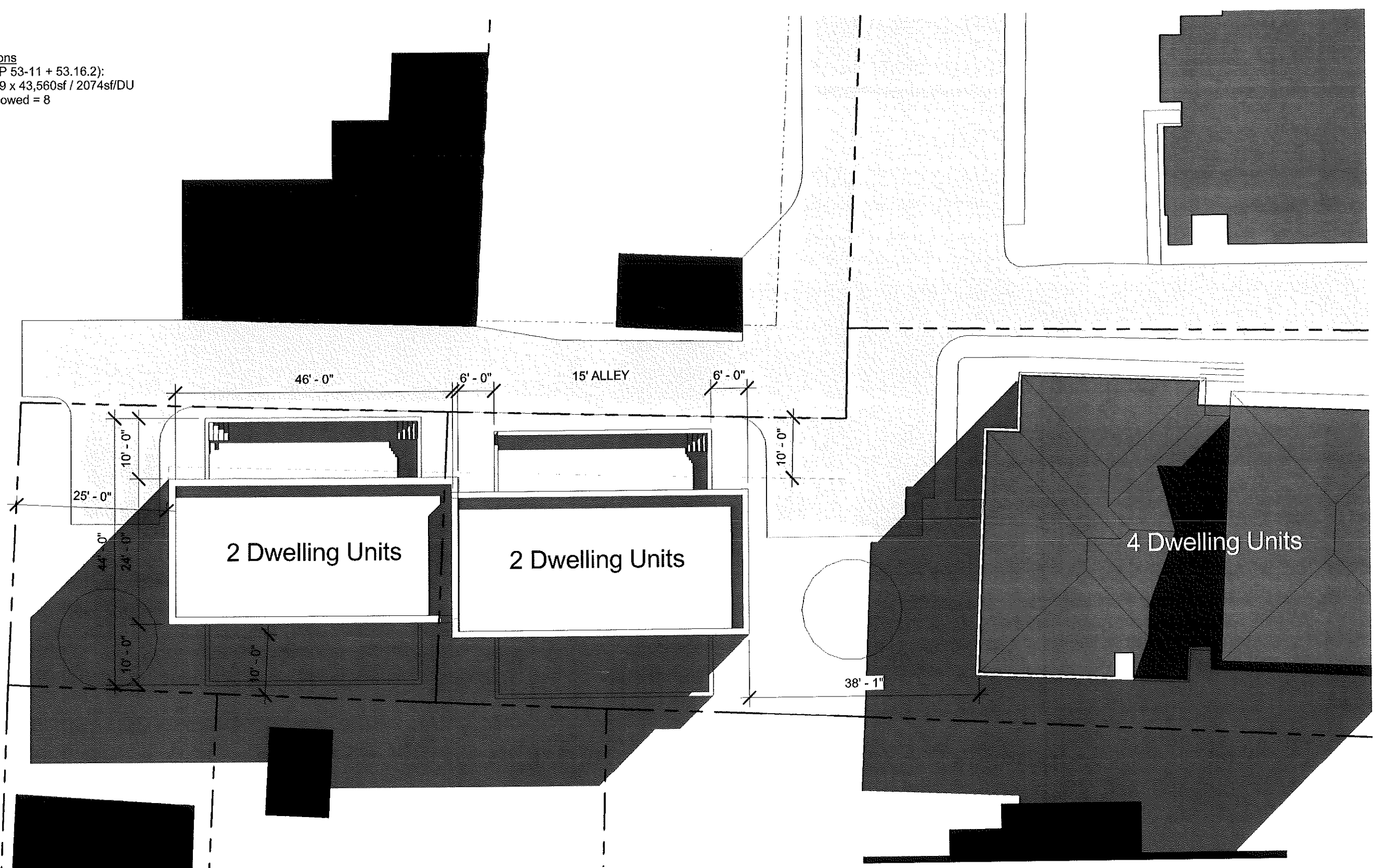
① Site Plan
1/32" = 1'-0"



WILBOURN HOUSE APARTMENTS

Vicinity & Existing Site

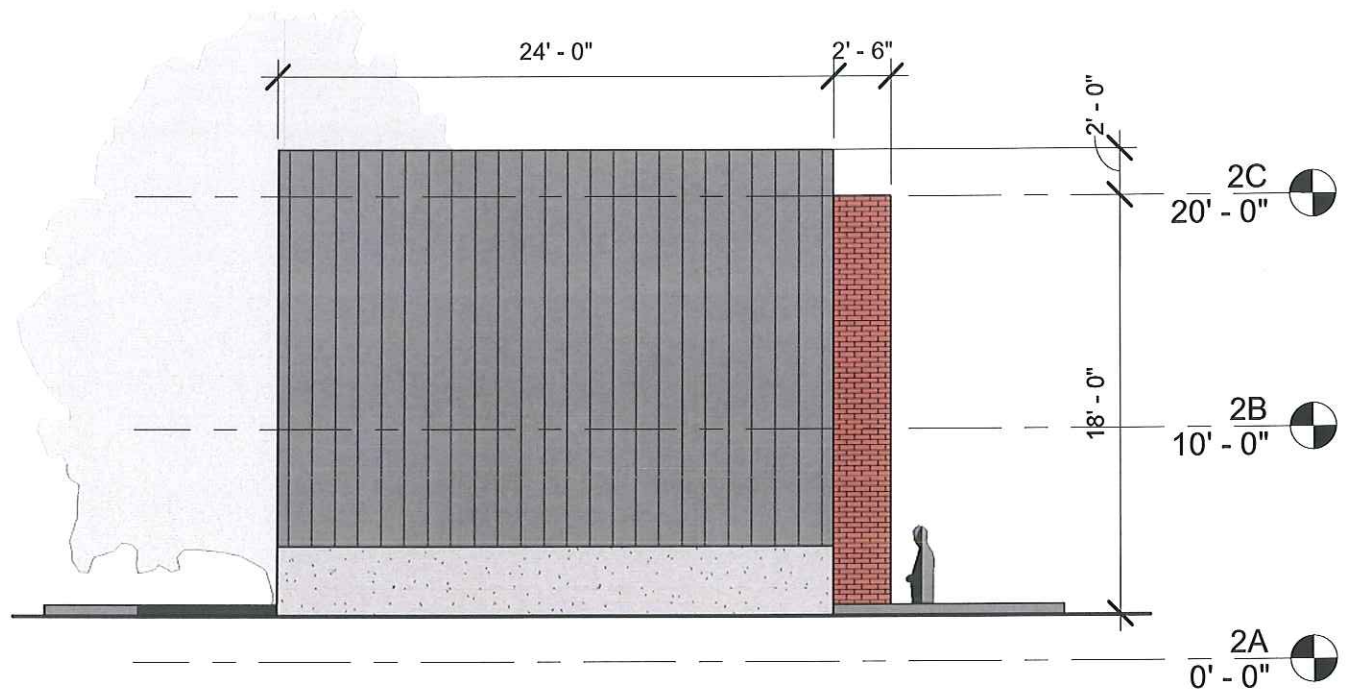
Density Calculations
509 Park St. (TMP 53-11 + 53.16.2):
Total Acres = 0.39 x 43,560sf / 2074sf/DU
Dwelling Units Allowed = 8



① New Units - Site Plan
1/16" = 1'-0"

WILBOURN HOUSE APARTMENTS

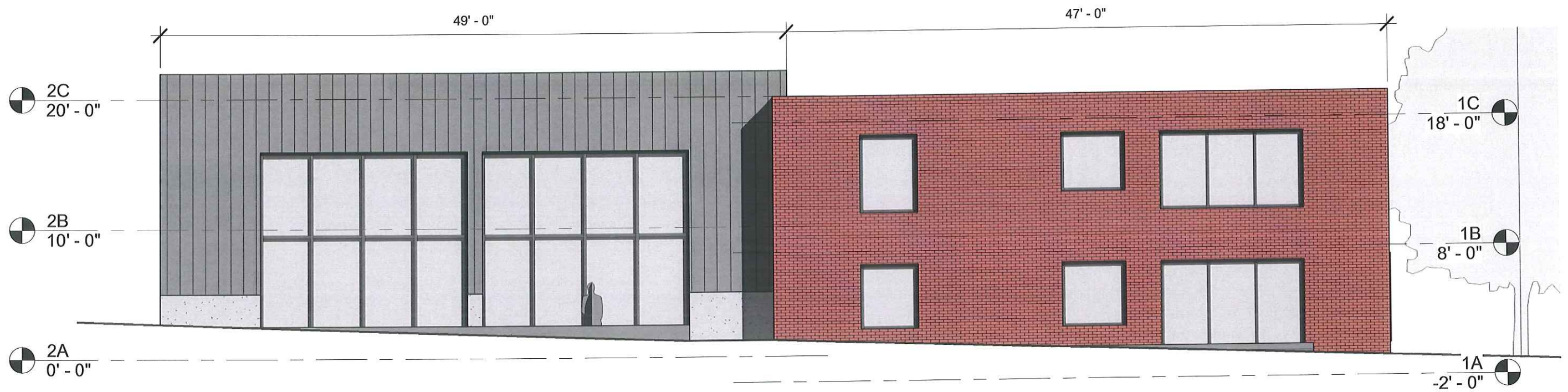
Proposed Site Plan



① East
1/8" = 1'-0"



② West
1/8" = 1'-0"



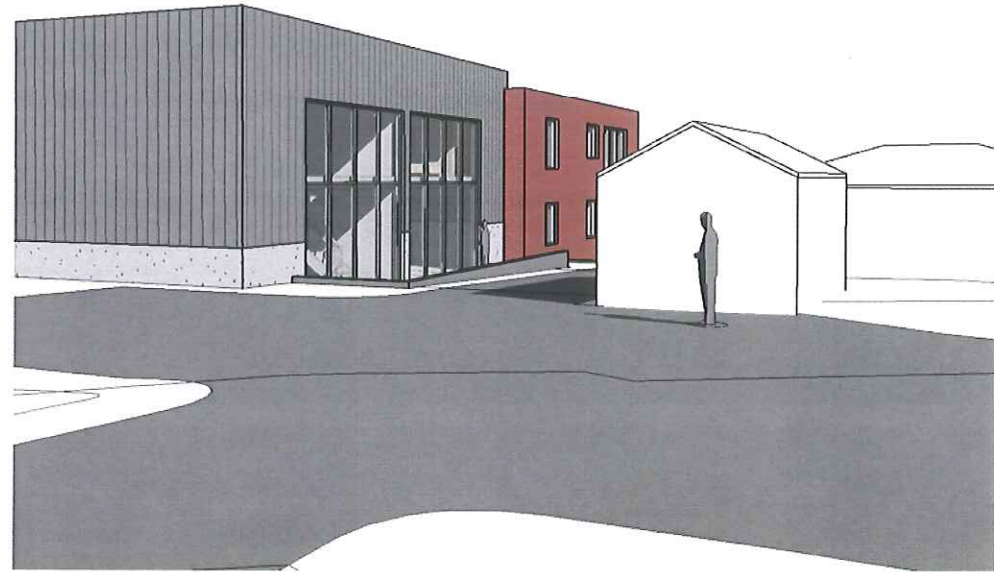
① North
1/8" = 1'-0"



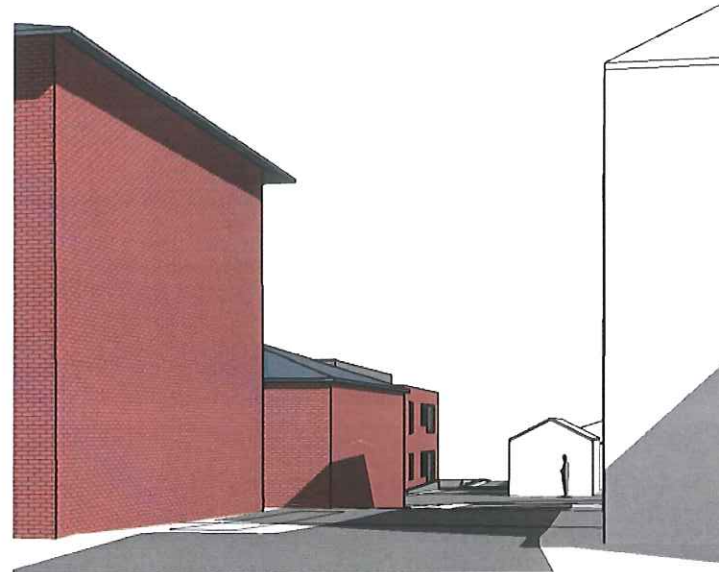
② South
1/8" = 1'-0"

WILBOURN HOUSE APARTMENTS

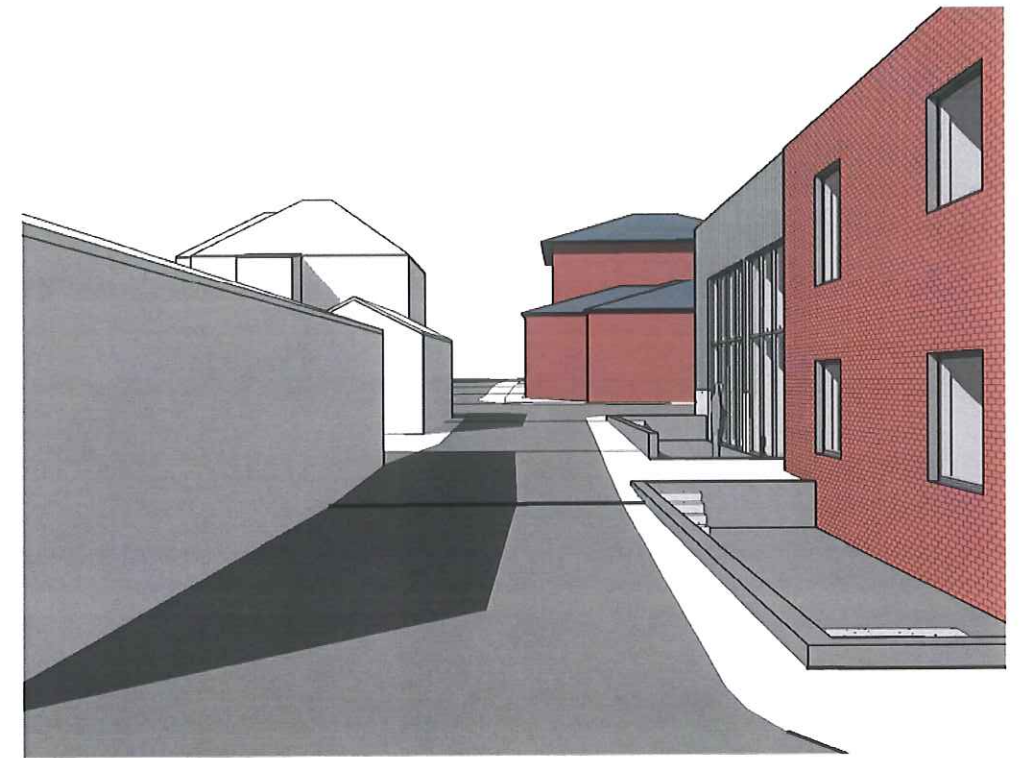
Elevations



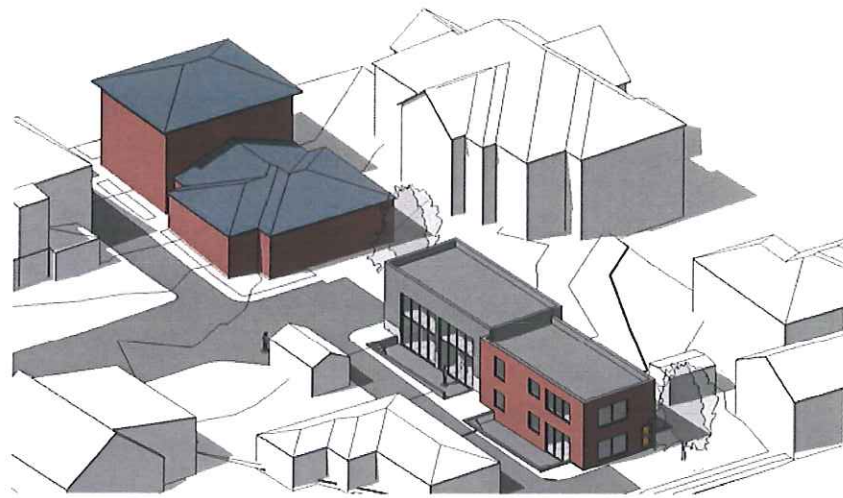
① 3D View 1



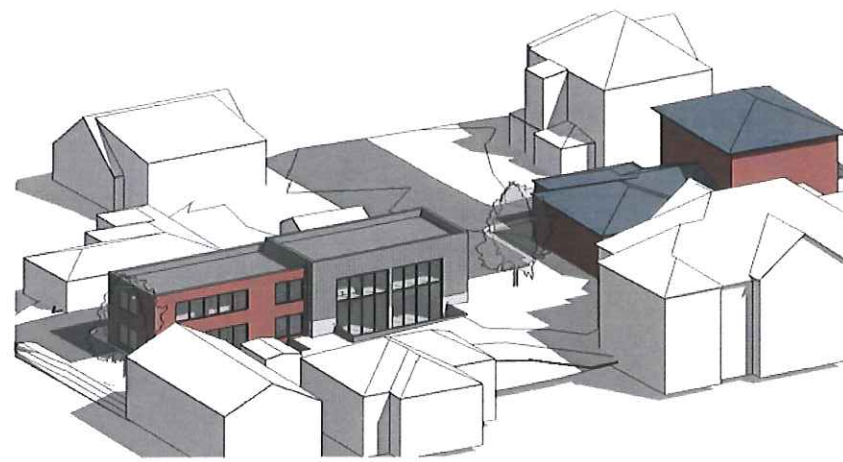
② 3D View 2



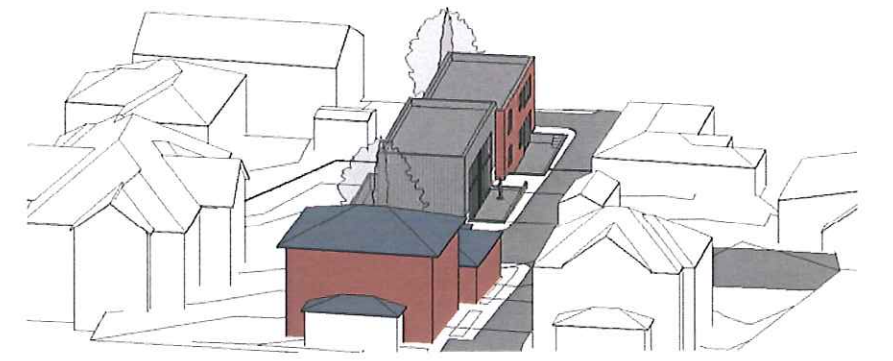
③ 3D View 3



④ AERIAL 1



⑤ AERIAL 2



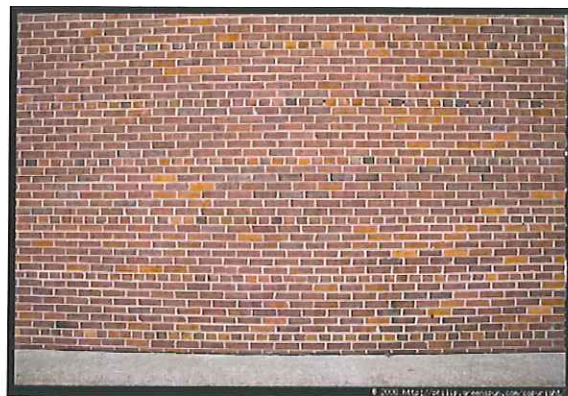
⑥ AERIAL 3



① Concepts
3" = 1'-0"



② Concept Buildings in Vicinity
1" = 1'-0"



③ Brick
3" = 1'-0"



④ Mtl Siding
3" = 1'-0"



⑤ Storefront
3" = 1'-0"





① north
12" = 1'-0"



③ East
1" = 1'-0"



② South
12" = 1'-0"



④ West
1" = 1'-0"

WILBOURN HOUSE APARTMENTS

Site Photos



⑤ 330 Parkway St
1/2" = 1'-0"



④ 332 Parkway St
1/2" = 1'-0"



② 336 Parkway St
1/2" = 1'-0"



① 517 Park St
1/2" = 1'-0"



③ 515 Park St
1/2" = 1'-0"



509 Park Street



⑥ 401-COTT Hedge St
1/2" = 1'-0"



⑦ 403 Hedge St
1/2" = 1'-0"



⑧ 405 Hedge St
1/2" = 1'-0"



⑨ 407 Hedge St
1/2" = 1'-0"



⑩ 501 Hedge St
1/2" = 1'-0"



CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



June 4, 2013

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Preliminary Discussion

BAR 13-06-03
509 Park Street
Tax Map 52 Parcels 11, 16.2
Wilbourn House, LLC, Owner/ Andrew Watson, Applicant
New apartment building – 4 units

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, June 18, 2013, starting at 5:30 pm in City Council Chambers, City Hall.** Enter City Hall from the Main Street pedestrian mall entrance and go up to 2nd floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org> If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org.

Sincerely yours,

Mary Joy Scala, AICP
Preservation and Design Planner



CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall • P.O. Box 911
Charlottesville, Virginia 22902
434-970-3182
Fax 434-970-3359
www.charlottesville.org

AFFIDAVIT OF MAILING

To File: 509 Park Street (BAR 13-06-03)

I, Deronda Eubanks, being first duly sworn, hereby certify that I mailed the attached letter, by first class United States Mail, to the addresses shown on this affidavit on June 4, 2013.

Signed:

Deronda Eubanks

ADDRESSES

See Attachments

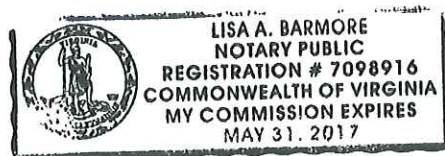
STATE OF VIRGINIA

CITY OF CHARLOTTESVILLE, to-wit:

The foregoing instrument was acknowledged before me this 4th day of June 2013, by Deronda Eubanks.

My Commission Expires: May 31, 2017.

Notary Public



BOLTON, STEPHEN L &
STEPHANIE S
332 PARKWAY
CHARLOTTESVILLE VA 22902

HOSPICE OF THE PIEDMONT, INC
675 PETER JEFFERSON PKWY #300
CHARLOTTESVILLE VA 22911

LINDEN, RUSSELL & JACQUELINE
LICHTMAN
336 PARKWAY
CHARLOTTESVILLE VA 22902

THARP, STEPHEN L & NELL D
405 HEDGE STREET
CHARLOTTESVILLE VA 22902

CH'VILLE-ALB ASSOC FOR
RETARDED CHILD

KLEEMAN, PETER
407 HEDGE STREET
CHARLOTTESVILLE VA 22902

LOPES, MARIA BEATRIZ
330 PARKWAY
CHARLOTTESVILLE VA 22902

WEBER PROPERTY
MANAGEMENT, LLC
517 PARK STREET
CHARLOTTESVILLE VA 22902

FIRST PRESBYTERIAN CHURCH
OF C'VILLE, INC
500 PARK ST
CHARLOTTESVILLE VA 22902

LBSW LLC
P O BOX 1629
MISSOULA MT 59806

PRESBYTERIAN CHURCH
CH'VILLE TRUSTEES
506 PARK STREET
CHARLOTTESVILLE VA 22902