

From: Scala, Mary Joy
Sent: Thursday, December 04, 2014 10:26 AM
To: 'Tobias Dengel'
Cc: julie kline dixon (juliekdixon@hotmail.com)
Subject: BAR Action November 2014 - 540 Park Street

December 4, 2014

Tobias and Lynn Dengel
540 Park Street
Charlottesville, VA 22902

Certificate of Appropriateness Application

BAR 14-11-02
540 Park Street
Tax Parcel 520183000
Tobias and Lynn Dengel, Owner/ Julie Dixon, Applicant
Addition of a sunroom and two small entry porches

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 18, 2014. The following action was taken:

The BAR approved (8-0) the application as submitted, with re-roofing details to be submitted to staff for administrative approval. [Note that removal of Philadelphia gutters would require an additional application for BAR approval].

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.

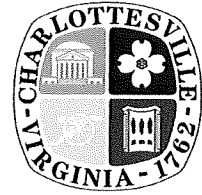
This certificate of appropriateness shall expire in 18 months (May 18, 2016), unless within that time period you have either: been issued a building permit for construction of the improvements if one is required, or if no building permit is required, commenced the project. The expiration date may differ 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.

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
November 18, 2014**



Certificate of Appropriateness Application

BAR 14-11-02
540 Park Street
Tax Parcel 520183000
Tobias and Lynn Dengel, Owner/ Julie Dixon, Applicant
Addition of a sunroom and two small entry porches

Background

540 Park Street was built in 1900 by William Vandergrift for the Maphis family, and both the house and garden shed are listed as contributing resources in the North Downtown ADC District.

July 18, 2005: Administrative Approval given to repaint the house.

September 20, 2005: The BAR approved with conditions (7-0-1) architectural and site changes with certain details to come back to BAR.

April 18, 2006: The BAR approved (6-0) fence details.

October 16, 2007 - The BAR approved (6-0-1) the shed application as submitted. The BAR also requested that the roof framing on the underside of the exposed roof is dealt with similarly to the existing detail.

Application

The applicant proposes the addition of a sunroom and two small entry porches on the rear of the house below the existing 2nd story sunroom. All will be under a low, sloped, hipped roof and will enlarge the space by 5'-6" on all sides.

Criteria 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 and Additions

P. ADDITIONS

Many of the smaller commercial and other business buildings may be enlarged as development pressure increases in downtown Charlottesville and along West Main Street. These existing structures may be increased in size by constructing new additions on the rear or side or in some cases by carefully adding on extra levels above the current roof. The design of new additions on all elevations that are prominently visible should follow the guidelines for new construction as described earlier in this section. Several other considerations that are specific to new additions in the historic districts are listed below:

1. *Function and Size*
 - a. *Attempt to accommodate needed functions within the existing structure without building an addition.*
 - b. *Limit the size of the addition so that it does not visually overpower the existing building.*
2. *Location*
 - a. *Attempt to locate the addition on rear or side elevations that are not visible from the street.*
 - b. *If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.*
 - c. *If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.*
3. *Design*
 - a. *New additions should not destroy historic materials that characterize the property.*
 - b. *The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.*
4. *Replication of Style*
 - a. *A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.*
 - b. *If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.*
5. *Materials and Features*
 - a. *Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.*
6. *Attachment to Existing Building*
 - a. *Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.*
 - b. *The new design should not use the same wall plane, roof line, or cornice line of the existing structure.*

Discussion and Recommendations

The proposed addition meets the guidelines.

Suggested Motions

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed new rear addition satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted.



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
OCT 28 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 TOBIAS AND LYNN DENGEL Applicant Name JULIE DIXON
Project Name/Description SUNROOM / MUDROOM Parcel Number NA 520183000
Property Address 540 PARK STREET

Applicant Information

Address: THE ROSNEY CO. ARCHITECTS
108 FIFTH ST SE CHARLOTTEVILLE VA 22902
Email: juliekdixon@hotmail.com
Phone: (W) 391 4947 (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] 10.27.14
Signature Date

Property Owner Information (if not applicant)

Address: 540 PARK ST
CHARLOTTEVILLE, VA 22902
Email: tobiasdengel@gmail.com
Phone: (W) 202.439.1944 (H) _____
FAX: _____

JULIE DIXON 10.27.14
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] 10/27/14
Signature Date

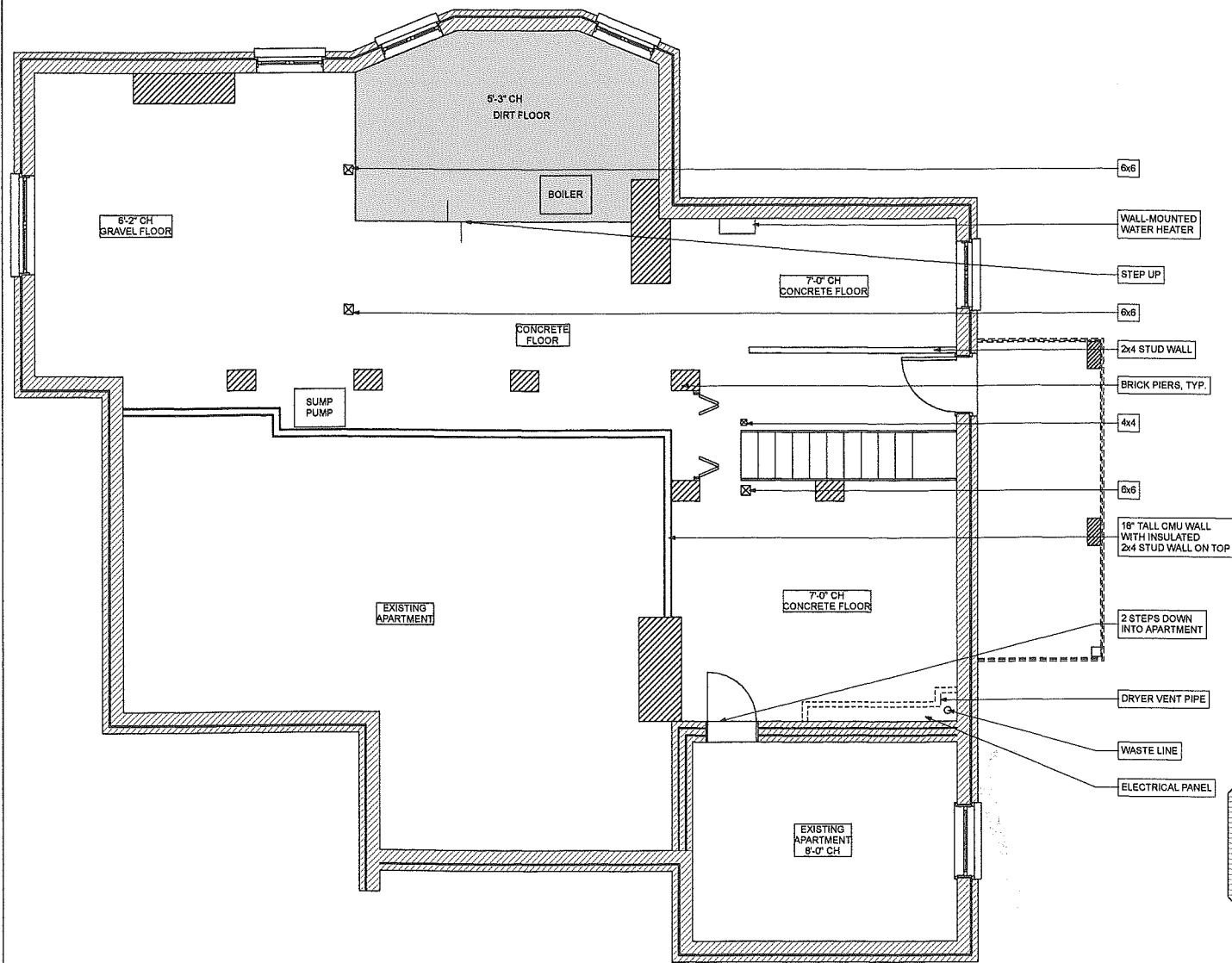
Do you intend to apply for Federal or State Tax Credits for this project? NO

Tobias Dengel 10/27/14
Print Name Date

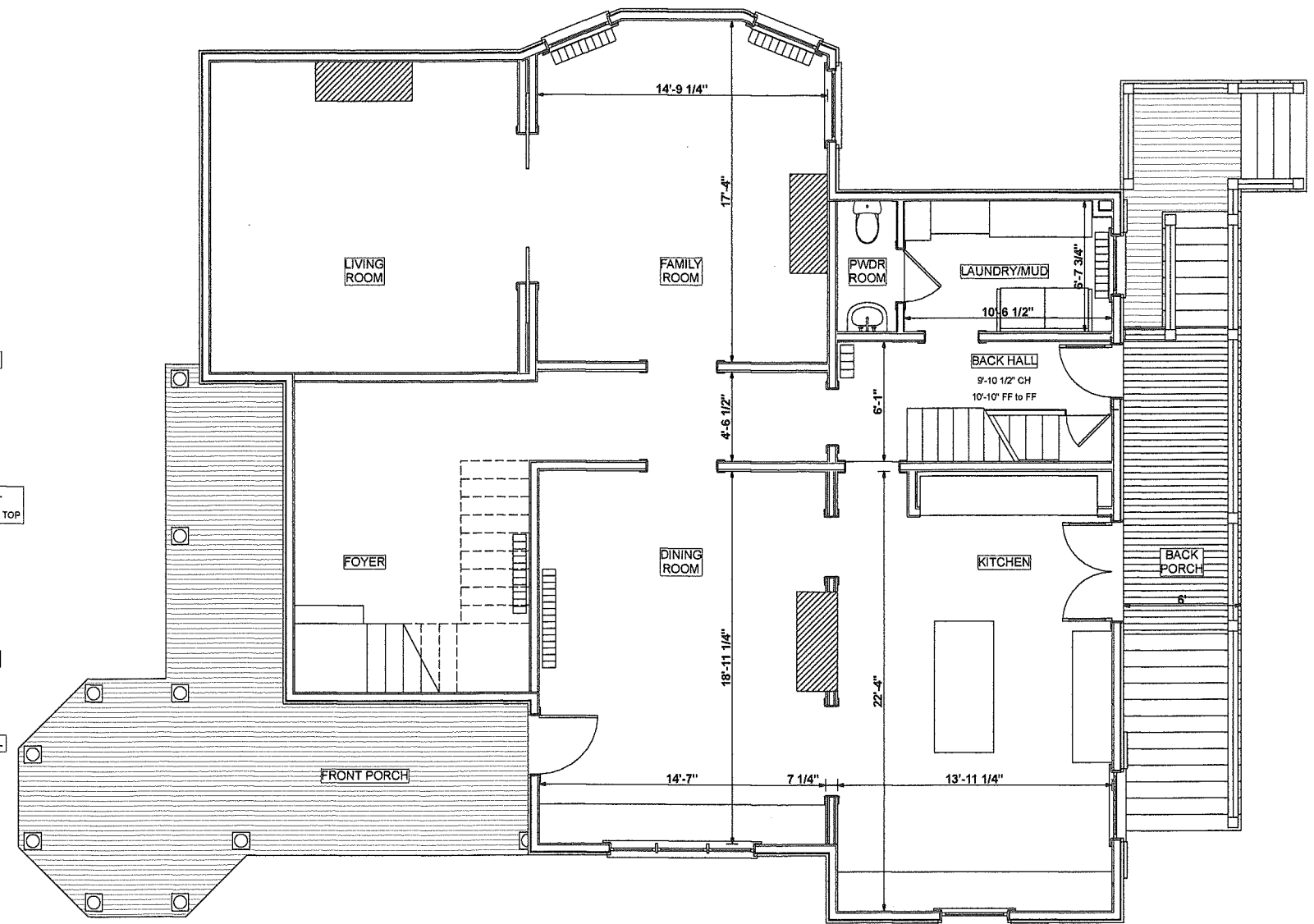
Description of Proposed Work (attach separate narrative if necessary): We propose the addition of a sunroom and two small entry porches on the rear of the house below the existing 2nd story sunroom. All will be under a low sloped, clipped roof and enlarging the space by

List All Attachments (see reverse side for submittal requirements): only 5'-6" on all sides.
E1: floor plans existing / E2: elevations existing / A1.1 Proposed Floor Plans /
A1.2 Proposed Elevations / A1.5 photographs / A1.4 Perspective Model 3D

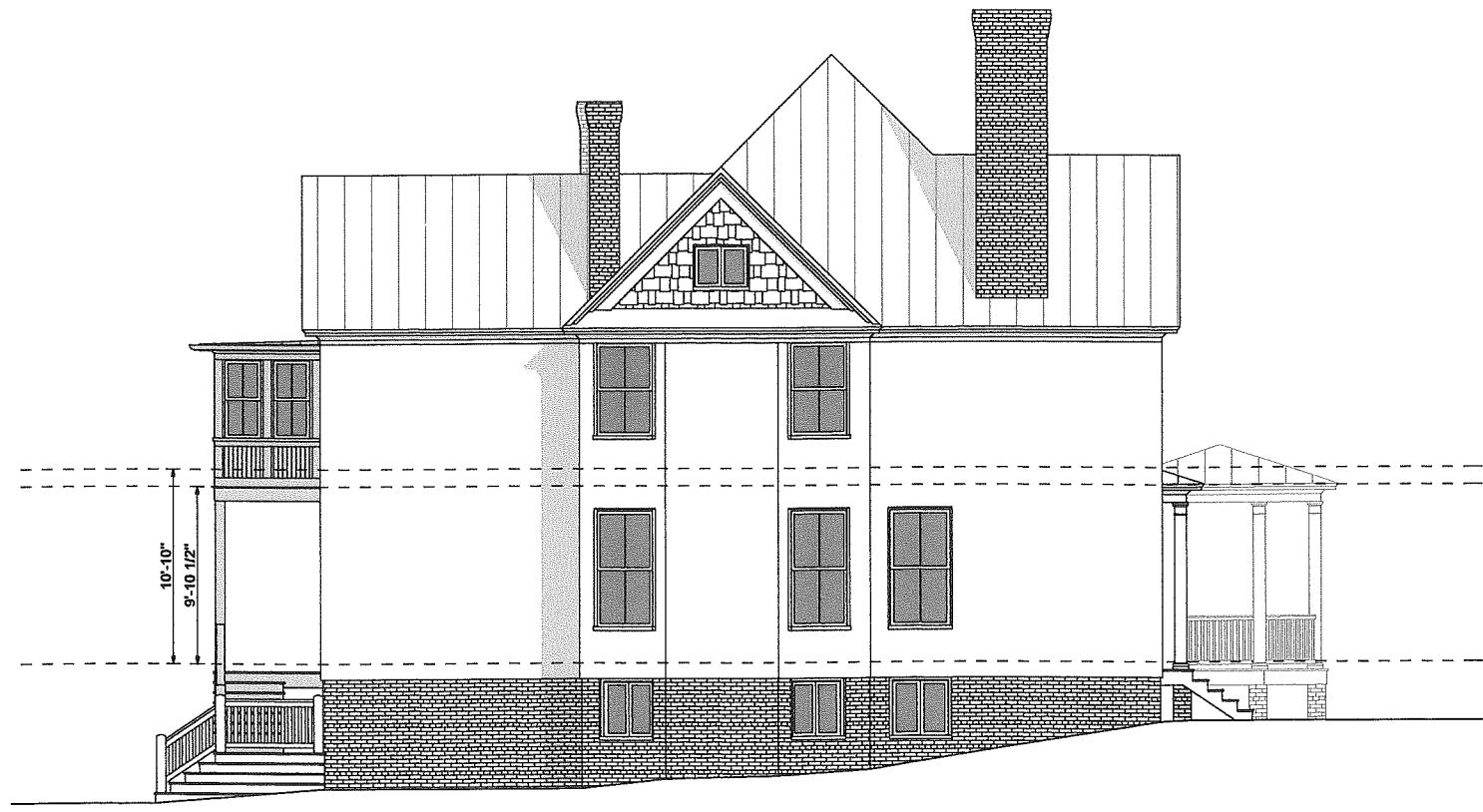
For Office Use Only
Received by: D. Eubank
Fee paid: 12500 Cash/Ck. # 5660
Date Received: 10/28/14
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____



Existing Basement Plan 1
1/4" = 1' - 0"



Existing First Floor Plan 1
1/4" = 1' - 0"



Side Elevation
SCALE: 3/16" = 1'-0" 2



Back Elevation
SCALE: 3/16" = 1'-0" 1



Farish Street Elevation
SCALE: 3/16" = 1'-0" 3



NEIGHBOR TO EAST ON FARRISH STREET



NEIGHBOR TO NORTH ON PARK STREET



NEIGHBOR TO SOUTH ACROSS FARRISH ON PARK STREET



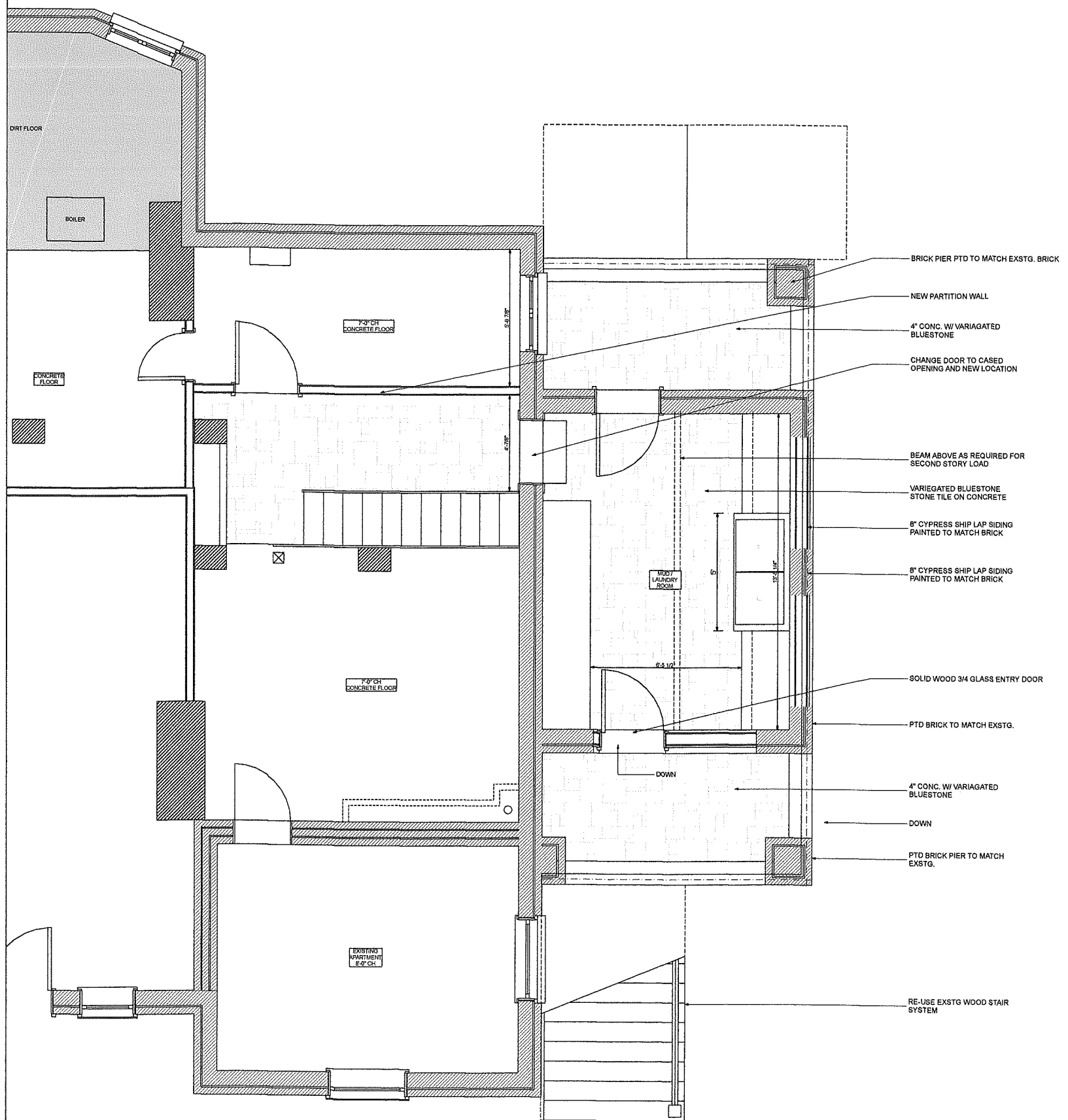
DENGEL RESIDENCE FARRISH STREET (SOUTH) ELEVATION



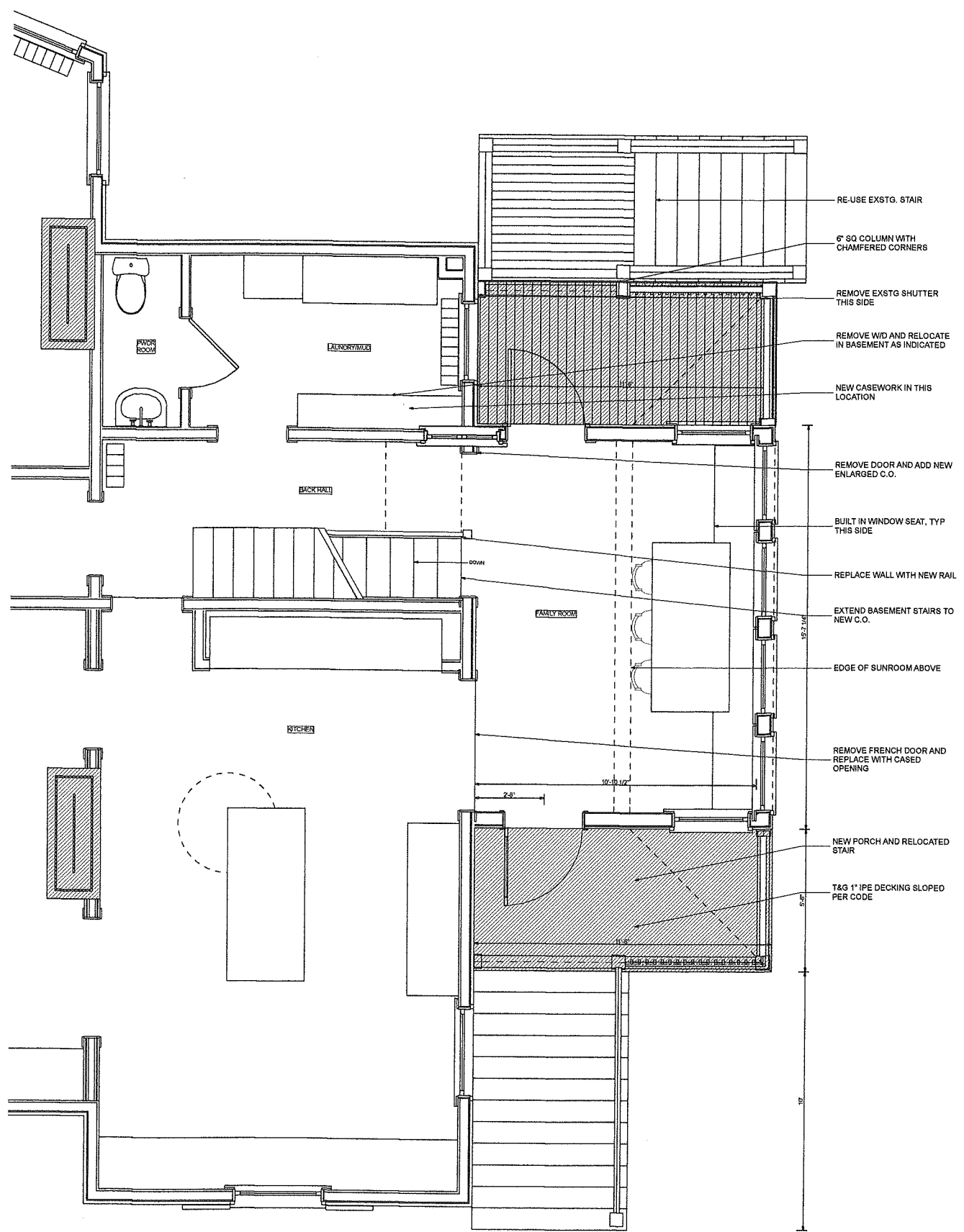
DENGEL RESIDENCE EAST (REAR) ELEVATION



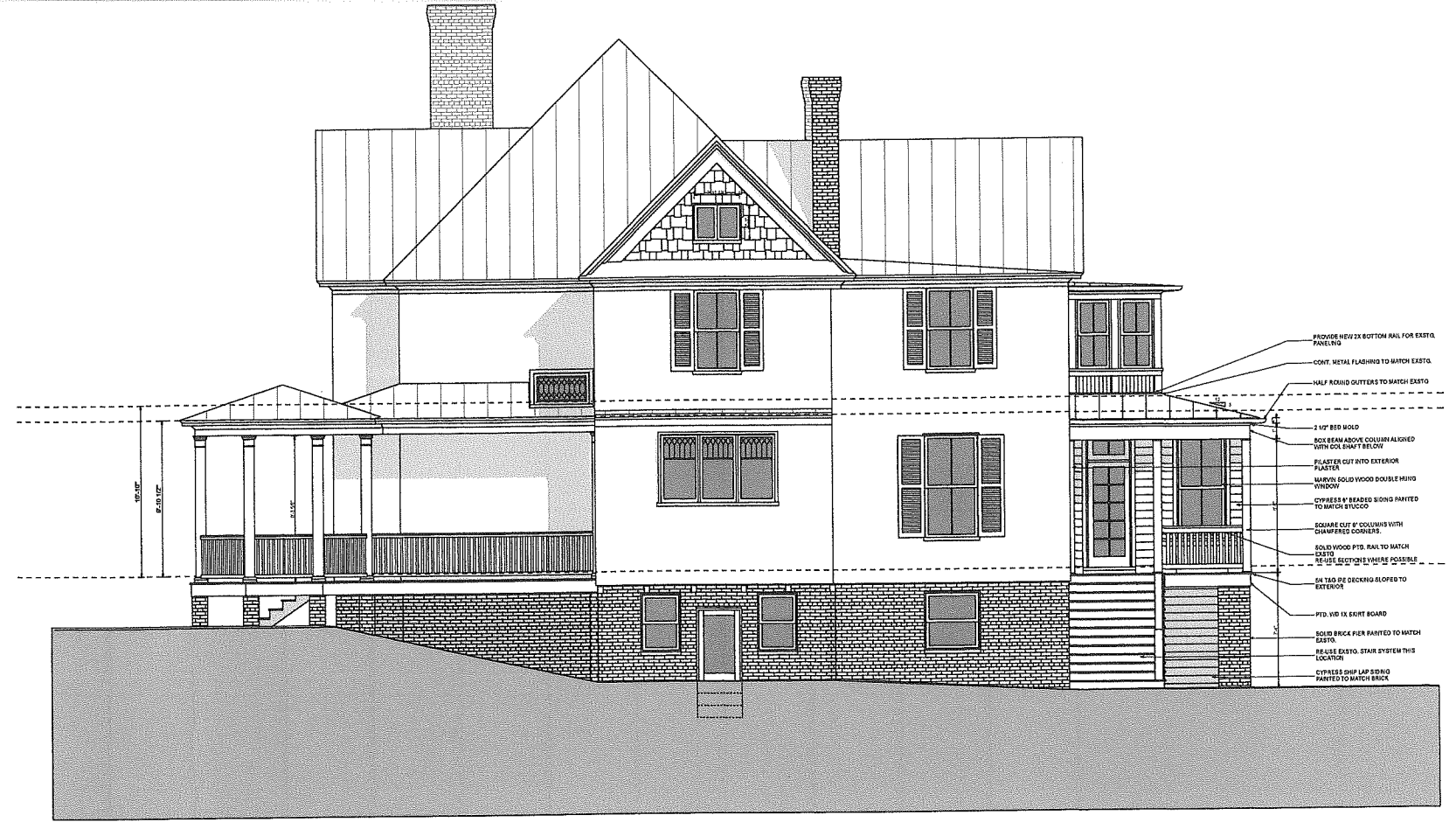
DENGEL RESIDENCE PARK STREET (WEST) ELEVATION



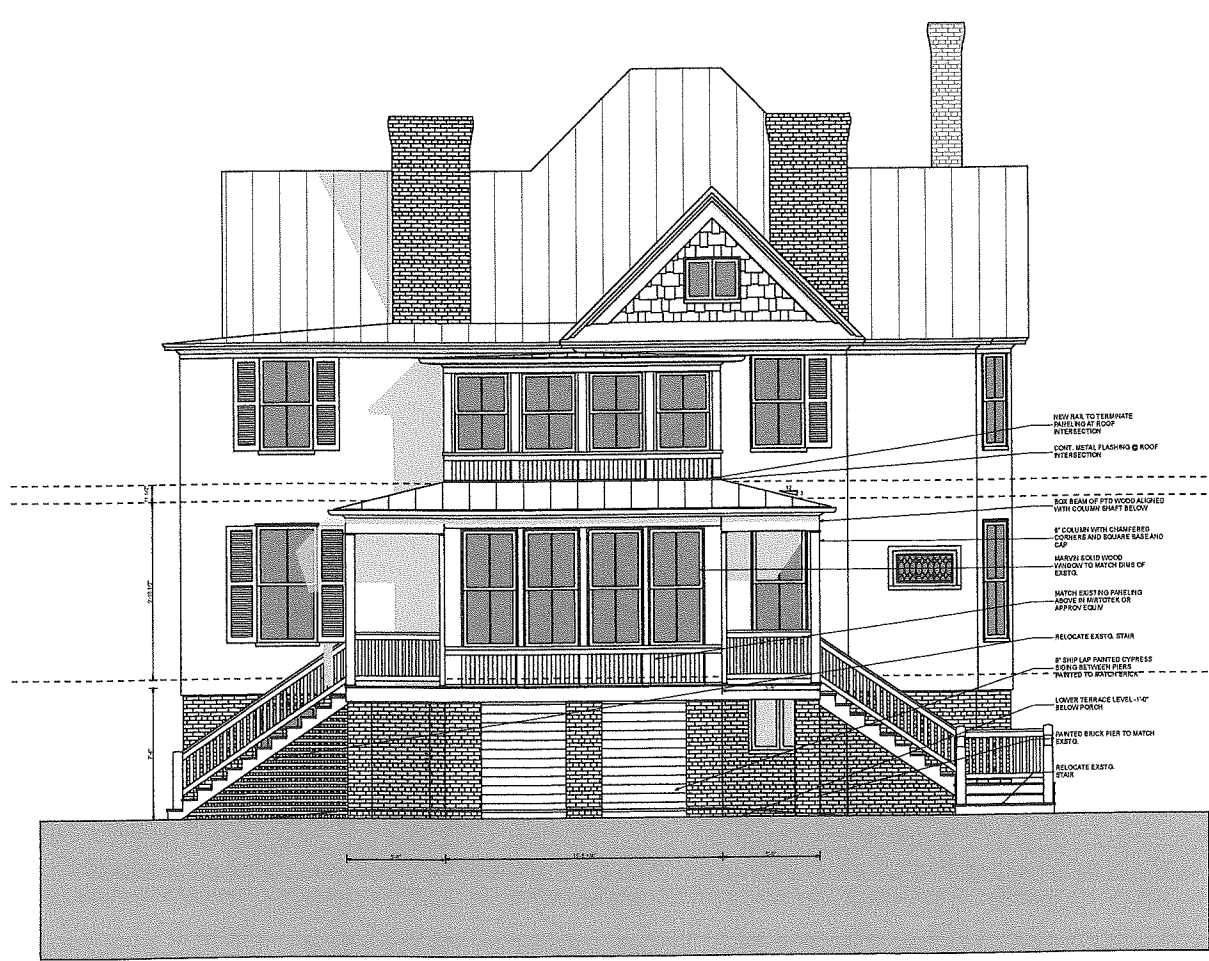
Basement Floor Plan 1
 1/2" = 1'-0"



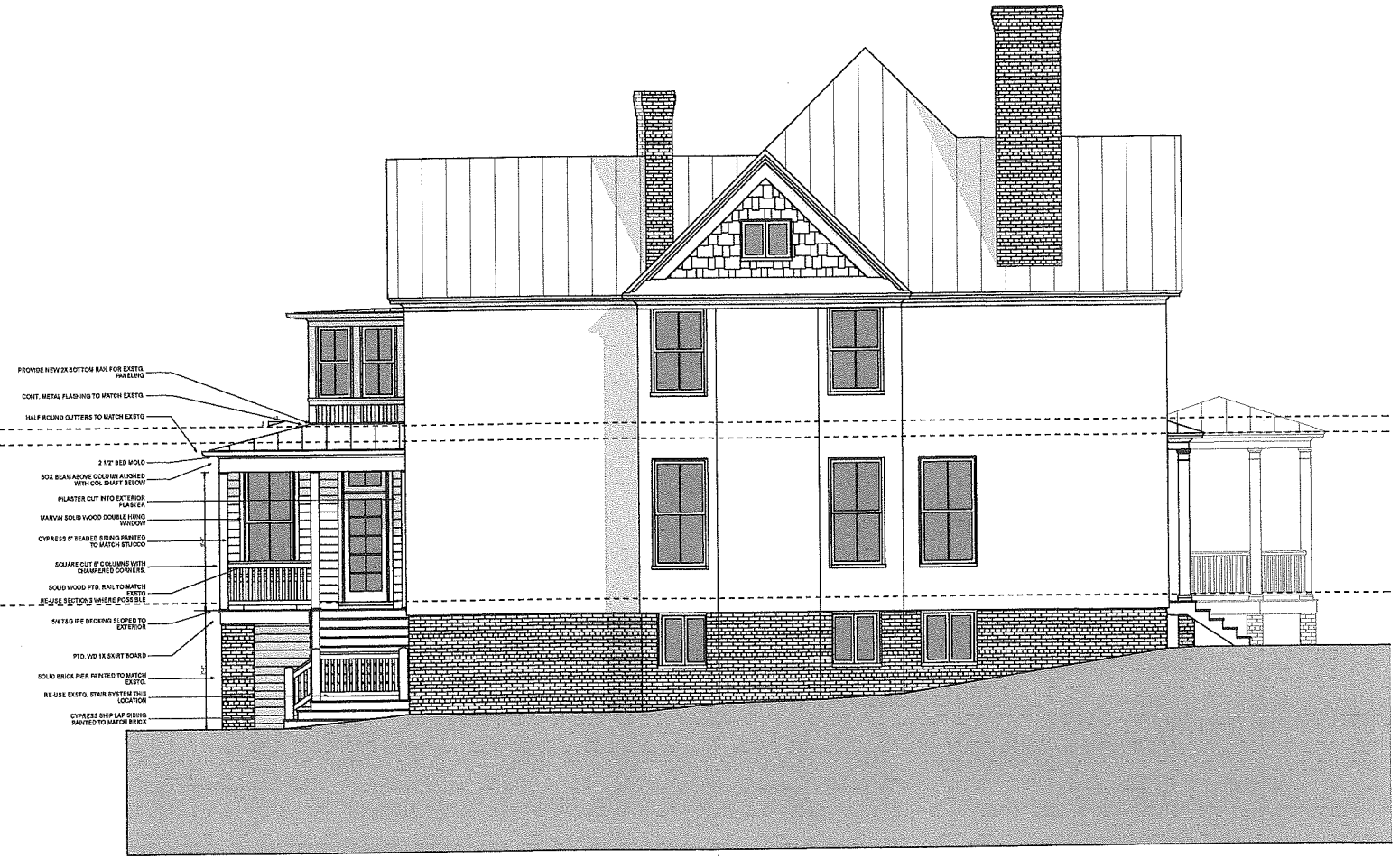
First Floor Plan 1



SIDE (SOUTH) ELEVATION ①
3/8" = 1' - 0"



REAR (EAST) ELEVATION ①
3/8" = 1' - 0"



SIDE (NORTH) ELEVATION ①
3/8" = 1' - 0"



EXISTING CONDITIONS PHOTOGRAPH



PROPOSED EXTERIOR ADDITION