

From: Scala, Mary Joy
Sent: Wednesday, July 16, 2014 12:13 PM
To: 'Russell Skinner'
Subject: BAR Action July 15, 2014 - 617 Park Street

July 16, 2014

Russell Skinner
707 E Jefferson St
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application
BAR 14-06-02
617 Park Street
Tax parcel 520186000
Chris and Megan Long, Owners/ Russell Skinner, Applicant
New rear addition and site changes

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on July 15, 2014. The following action was taken:

Approved (6-0) proposed addition and site work except hedge on Park Street, for which the applicant has requested deferral to give them opportunity to discuss the revised plan with their clients. If the clients are willing to accept the revised plan [as suggested at the meeting by Ms. Knott] then it can be approved administratively. If not, it should come back for discussion with full BAR.

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 (January 15, 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
July 15, 2014**



Certificate of Appropriateness Application (Deferred from June)

BAR 14-06-02

617 Park Street

Tax parcel 520186000

Chris and Megan Long, Owners/ Russell Skinner, Applicant

New rear addition and site changes

Background

This property is designated a contributing structure in the North Downtown ADC district. The house was built ca. 1880. Sometime after 1921, the Quarles family covered over the heart pine clapboard siding with cedar shake shingles, and added the Federal style entrance and stoop. In 1997 a two story rear porch was enclosed. In 1999 a side addition was added. (historic survey and photos attached)

August 17, 1999: The BAR unanimously approved the construction of a new sunroom on the north side.

April 14, 2006: Staff administratively approved the restoration of the original clapboard siding.

August 21, 2007 - The BAR approved (7-1) the application for a garden shed as submitted.

December 17, 2013 - The BAR approved (8-0) the applicant's request as submitted to demolish the 1920's addition, the sleeping porch, and the 1999 addition.

June 17, 2014 - The BAR accepted (9-0) the applicant's request for deferral to incorporate the BAR's comments.

Application

Last December the BAR approved demolition of the existing rear addition. The new property owner is requesting approval of a new rear addition, and changes to the site.

Since the last meeting in June, the applicant has revised the plan to incorporate BAR comments, including:

- Expand existing parking area (that backs onto private drive) south to Wine Street;
- New fieldstone retaining wall along private drive ends at parking area; max. 5.0 feet tall;
- Add a Pin Oak tree; keep Maple tree;
- Add a wrought iron gate facing Park Street, rather than a solid wood gate;
- New 6 ft (not 7 ft) high wood fence in rear fence painted Charleston Green;
- Add new stone steps from south side of front porch;
- Reduce the rear porch depth from 10 ft to 7 ft; and eliminate upper porch roof;
- Replace horizontal window on 2nd floor rear elevation with third vertically oriented window.

The following remains:

- Remove (2007) garden shed;

- Add new 3'-6" tall black steel railing fence along Wine Street and Park Street;
- Add Hollies, Boxwood, and one Dogwood.

Proposed addition materials are Hardi siding and trim with aluminum clad windows. The original windows in the main house will be refurbished.

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 Design Review Guidelines for Additions

P. ADDITIONS

- Function and Size**
 - Attempt to accommodate needed functions within the existing structure without building an addition.*
 - Limit the size of the addition so that it does not visually overpower the existing building.*
- Location**
 - Attempt to locate the addition on rear or side elevations that are not visible from the street.*
 - 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.*
 - 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.*
- Design**
 - New additions should not destroy historic materials that characterize the property.*
 - 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.*
- 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.

Pertinent Design Review Guidelines for Site Design

B. PLANTINGS

Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.

- 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 clues 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.

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.

- 1) Use appropriate traditional paving materials like brick, stone, and scored concrete.
- 2) 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.
- 3) Gravel or stone dust may be appropriate, but must be contained.
- 4) 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.

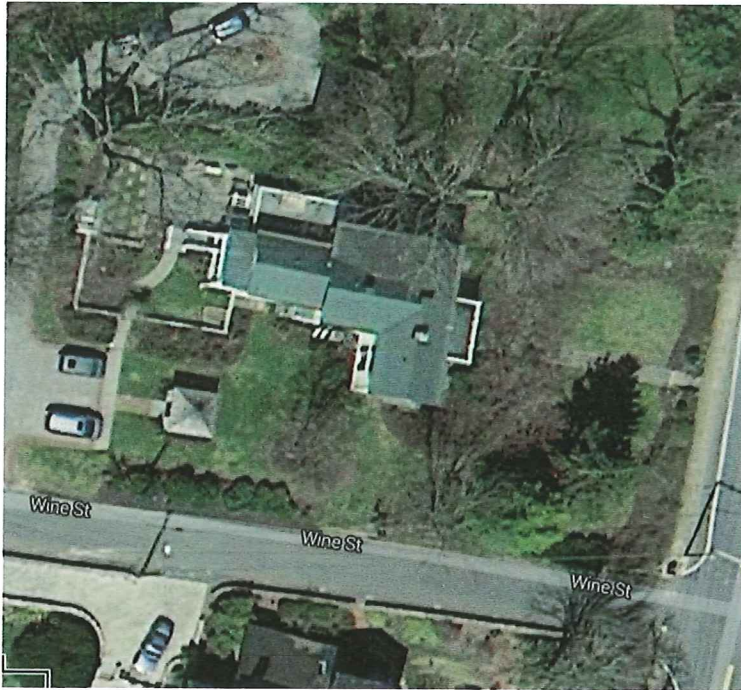
- 1) If new parking areas are necessary, construct them so that they reinforce the street wall of buildings and the grid system of rectangular blocks in commercial areas.
- 2) Locate parking lots behind buildings.
- 3) Screen parking lots from streets, sidewalks, and neighboring sites through the use 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.

Discussion and Recommendations

The applicant has made an argument to retain the tall Holly hedge along Park Street. All other BAR comments appear to be met.

Suggested Motions

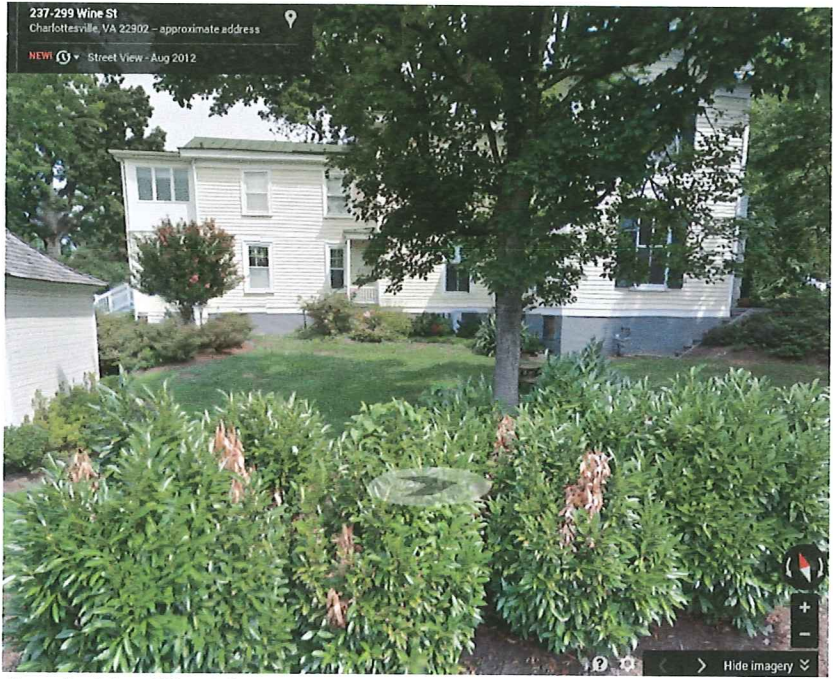
Having considered the standards set forth within the City Code, including City Design Guidelines for Additions and for Site Design, I move to find that the proposed new addition and site work satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted (or with the following modifications...).



2013 Aerial View



Google Map View 1



Google Map View 2



Google Map View 3



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

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: CHRIS & MEGAN LONG Applicant Name: RUSSELL SKINNER
Project Name/Description: LONG RESIDENCE ADDITION Parcel Number: T.M.P. - 52-186
Property Address: 617 PARK STREET

Applicant Information

Address: 707 EAST JEFFERSON CHARLOTTESVILLE, VA 22902
Email: RUSKIN
Phone: (W) 971-1428 (H) 960-2154
FAX: 971-1428

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: [Handwritten Signature] Date: _____

Property Owner Information (if not applicant)

Address: 155 CARONDELET #309 CLAYTON, MO 63105
Email: MEGAN LONG 03@gmail.com
Phone: (W) 314 308-5774 (H) 434-806-1049
FAX: _____

Print Name: RUSSELL SKINNER Date: _____

Property Owner Permission (if not applicant)

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

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

Signature: _____ Date: _____

Print Name: _____ Date: _____

Description of Proposed Work (attach separate narrative if necessary): TO TEAR OFF RECENT ADDITION (PERMISSION ALREADY APPROVED) AND REPLACE IT WITH A NEW ADDITION. ALSO TO CHANGE THE PARKING ARRANGEMENT

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

ELEVATIONS, SITE PLAN, 3D MODEL AND PHOTO'S OF ADJACENT PROPERTIES

For Office Use Only

Received by: [Signature]
Fee paid: 12500 Cash/Ck. # 7404
Date Received: 5/28/14

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

Ruskin4@earthlink.net (Russell Skinner)

Created on 8/8/2008

Rachel Lilly % Candace Smith candys@cmpsarchitect.com

Meglong03@gmail.com

RECEIVED

JUL 08 2014

NEIGHBORHOOD DEVELOPMENT SERVICES

ABBOT SKINNER ARCHITECTS
707 EAST JEFFERSON STREET
CHARLOTTESVILLE, VIRGINIA
22902

July 8, 2014

BOARD OF ARCHITECTURAL REVIEW

Attached you will find revised drawings in response to our last month's presentation.

ARCHITECTURAL RESPONSE:

We have retained the continuous roof line preferred by the board and made the new addition similar in massing to the original but simplified the eave and cornice details to differentiate it from the historic structure.

There two changes elevations:

1. The rear porch has been reduced in depth to 7'-0" instead of 10'-0" as originally shown. Also, the upper roof has been eliminated.
2. At the rear elevation at the Master Bedroom a third window has been placed between the original two- make the composition work better.

LANDSCAPE RESPONSE:

Our clients were happy to comply with BAR's requests to do the following:

1. Include a street/ canopy tree (Pin Oak)
2. Move the parking to be accessible from the joint alleyway.
3. Incorporate a wrought-iron gate facing Park Street instead of a solid wood gate.

Please refer to the Site Plan.

Regarding the proposed hedge along Park Street, our clients would like you to reconsider.

Our clients are a young couple enthusiastically looking forward to living in downtown Charlottesville. When they purchased their new property on Park Street, they maintained a reasonable assumption that they could treat the landscape in their front yard as so many of their neighbors have, that is, with an evergreen hedge. They would very much like to plant a 6 ft. high evergreen hedge in the front of their property facing Park Street.

Under the BAR's Section on Site Design Plantings, their wishes seem perfectly consistent not only with these guidelines, but with the existing adjacent landscapes. Please see the included sheet that indicates specific landscape treatments along Park Street adjacent to, or in close proximity, to 617 Park Street.

The BAR's Guidelines for Site Design under B Plantings #2 states, "Use trees and plants that are compatible with the existing plantings in the neighborhood," and #4, "retain existing trees and plants that help define the character of the district, especially street trees and hedges."

Our clients wish to use either Boxwood or Holly as hedge material, both of which are clearly consistent with the existing nearby landscape. Nowhere in the guidelines does it suggest a limit on the height of the hedge.

Park Street is not the quiet street it was in 1980. Today it is a busy downtown thoroughfare, with a high volume of vehicular traffic and sidewalk pedestrians. Residents should have the opportunity to adjust their landscapes to help mitigate the effects of the ever-increasing traffic and noise along Park Street.

RECEIVED

JUL 09 2014

NEIGHBORHOOD DEVELOPMENT SERVICES

ABBOT & SKINNER
ARCHITECTS PLLC

117 4TH ST. N.E., SUITE B
CHARLOTTEVILLE, VIRGINIA 22902
RUSSELL SKINNER 434 971 1438

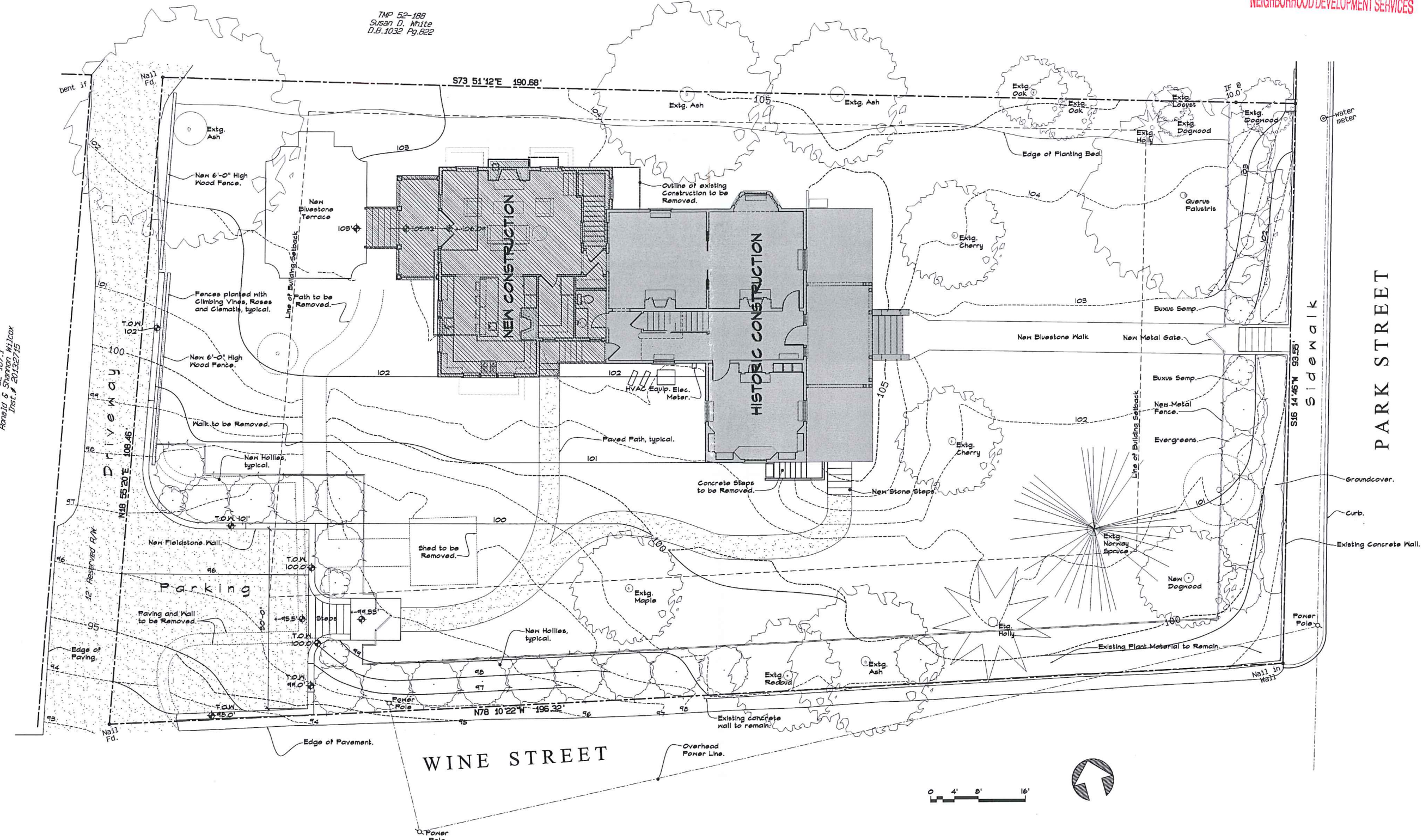
Long Residence

617 Park Street
Charlottesville, Virginia

Site Plan
Scale: 1/8"=1'-0"

04 June 2014
10 June 2014
08 July 2014

S1.0



TMP 52-187.1
Ronald C. Skinner, M.I.A.C.
Inst. # 20132715

TMP 52-188
Susan D. White
D.B. 1032 Pg. B22



ABBOT ♦ **SKINNER**
ARCHITECTS PLLC

117 4TH ST. N.E., SUITE B
 CHARLOTTEVILLE, VIRGINIA 22902
 RUSSELL SKINNER 434.971.1438

Long Residence
 617 Park Street
 Charlottesville, Virginia

Exterior Elevations

06 July 2014

A3.1

617 Park St.
2'-0" tall wall
Proposed 6'-0" tall
Evergreen Hedge



625 Park St.
5'-0" tall
Laurel Hedge
plus 3'-4" tall wall



705 Park St.
9'-0" to 10'-0" tall
Chinese Holly Hedge



611 Park St.
6'-0" to 12'-0" tall
Holly and Smoke Bush Hedge



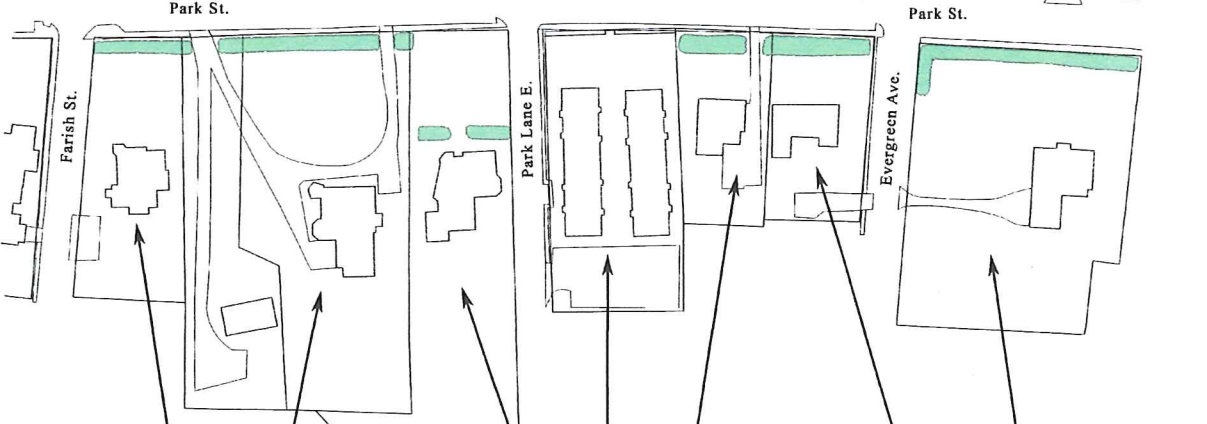
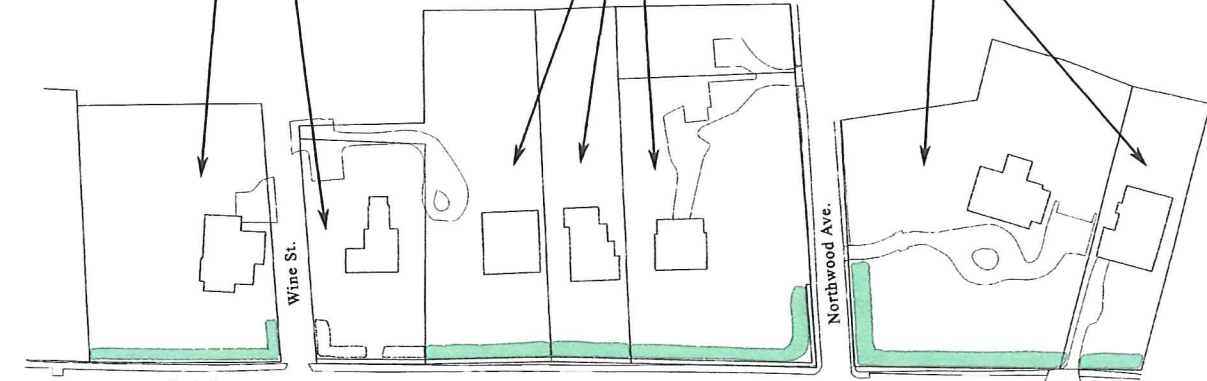
621 Park St.
6'-0" tall graduating to 10'-0" tall
Laurel Hedge
plus 3'-7" tall wall



627 Park St.
25'-0" to 30'-0" tall
Magnolia, Acer, Boxwood Hedge
plus 2'-0" tall wall



709 Park St.
10'-0" to 18'-0" tall
Chinese Holly Hedge



540 Park St.
8'-0" to 9'-0" tall
Evergreen Hedge



620 Park St.
10'-0" tall
Boxwood Hedge at house



632 Park St.
3'-0" tall
Boxwood Hedge



702 Park St.
5'-0" tall
Privet Hedge



616 Park St.
8'-0" to 9'-0" tall
Chinese Holly Hedge



630 Park St.
2'-0" tall wall



636 Park St.
6'-0" to 8'-0" tall
Photinia Hedge





North End



West Side of Park Street

South End

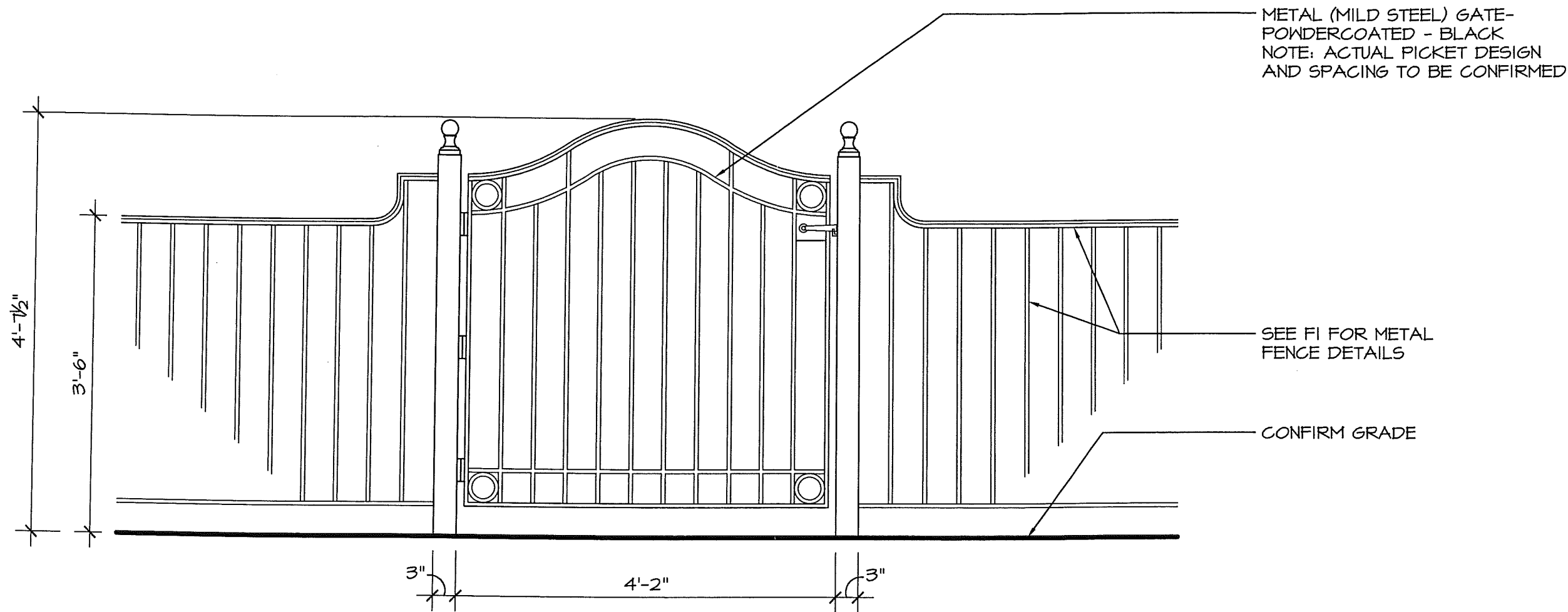
East Side of Park Street



South End



North End



1
G1

**FRONT GATE
ELEVATION**

3/4" = 1'-0"

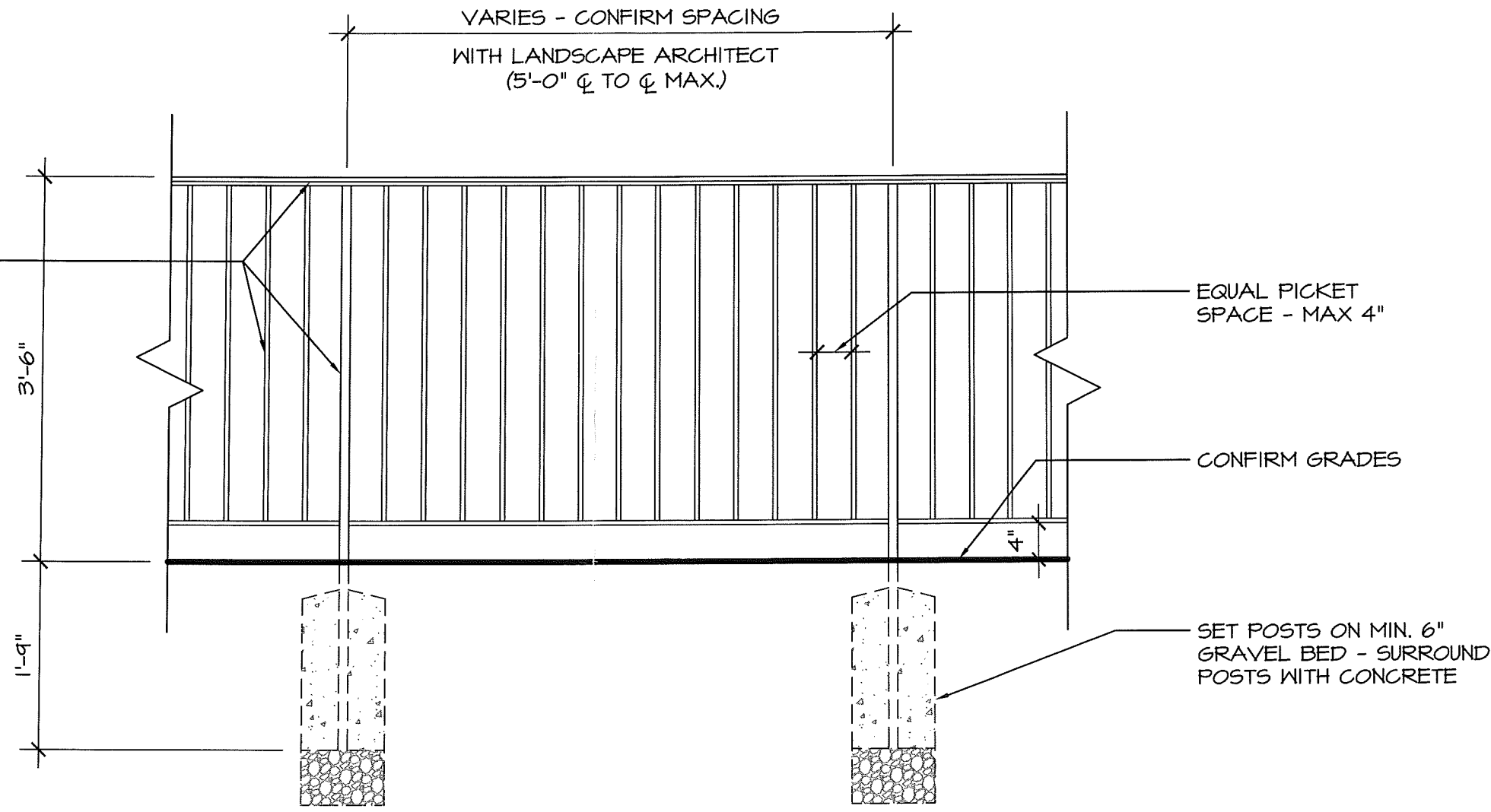
LONG RESIDENCE

FRONT GATE DETAILS

DATE	7/7/14
SCALE	3/4" = 1'-0"
SHEET	G1

RACHEL M. LILLY
LANDSCAPE ARCHITECT
 5275 Lynnwood Road
 Port Republic, Virginia 24471
 (540) 249-4006 (540) 249-3641 fax

METAL (MILD STEEL) RAILING:
 JULIUS BLUM 4429 HANDRAIL,
 1/2" X 1" CHANNELS,
 1/2" X 1/2" SQUARE PICKETS,
 AND 1" X 1" SQUARE POSTS -
 POWDERCOATED - BLACK
 NOTE: ACTUAL PICKET DESIGN
 AND SPACING TO BE CONFIRMED



POST DEPTH VARIES -
 MINIMUM DEPTH SHOULD
 BE $\frac{1}{3}$ OF POST HEIGHT

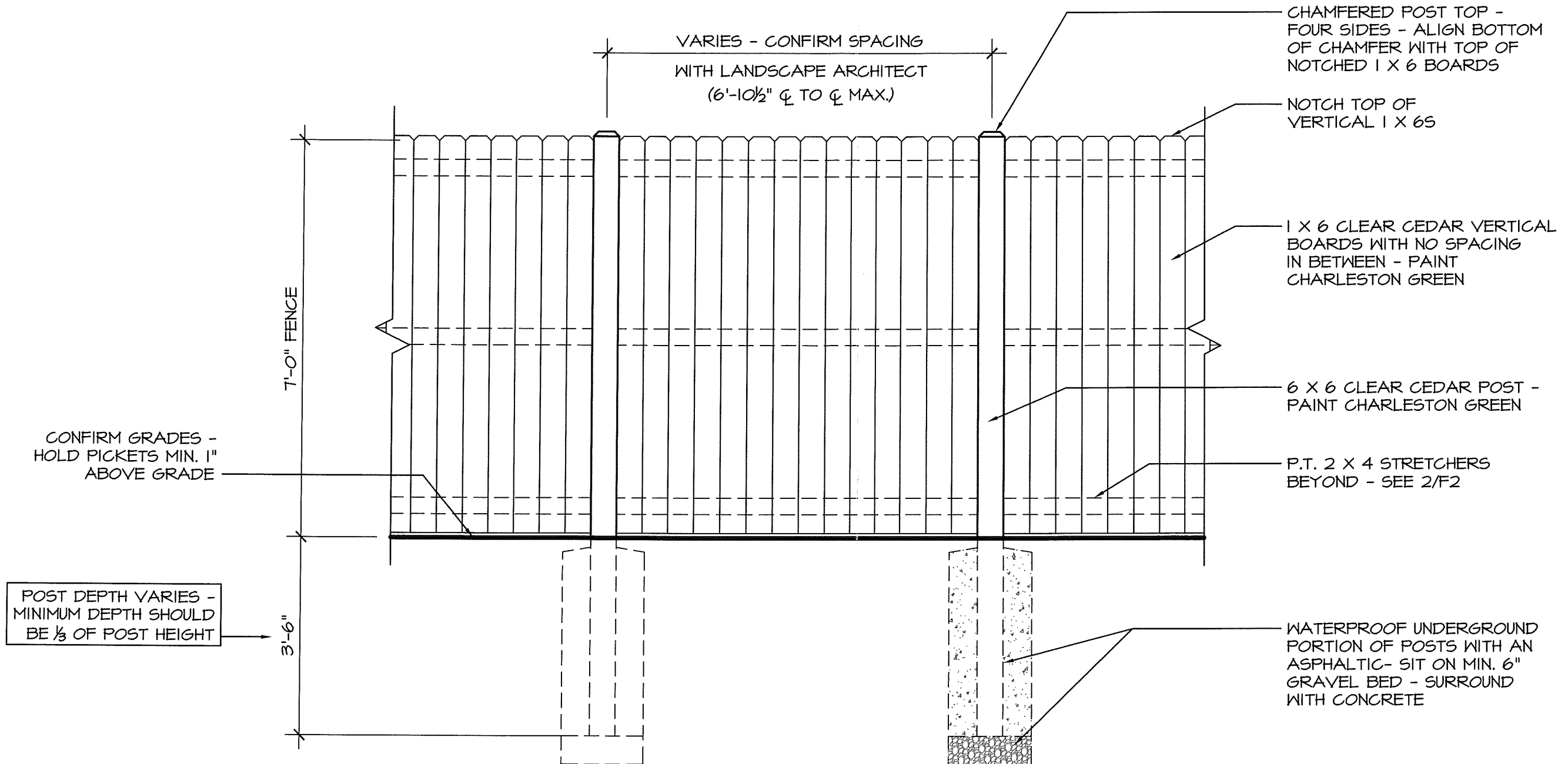
**METAL FENCE
 ELEVATION**
 1
 F1
 3/4" = 1'-0"

LONG RESIDENCE

METAL FENCE DETAILS

DATE	6/9/14
SCALE	3/4" = 1'-0"
SHEET	F1

RACHEL M. LILLY
 LANDSCAPE ARCHITECT
 5275 Lynnwood Road
 Port Republic, Virginia 24471
 (540) 249-4006 (540) 249-3641 fax



CONFIRM GRADES -
HOLD PICKETS MIN. 1"
ABOVE GRADE

POST DEPTH VARIES -
MINIMUM DEPTH SHOULD
BE 1/3 OF POST HEIGHT

VARIES - CONFIRM SPACING
WITH LANDSCAPE ARCHITECT
(6'-10 1/2" ϕ TO ϕ MAX.)

CHAMFERED POST TOP -
FOUR SIDES - ALIGN BOTTOM
OF CHAMFER WITH TOP OF
NOTCHED 1 X 6 BOARDS

NOTCH TOP OF
VERTICAL 1 X 6S

1 X 6 CLEAR CEDAR VERTICAL
BOARDS WITH NO SPACING
IN BETWEEN - PAINT
CHARLESTON GREEN

6 X 6 CLEAR CEDAR POST -
PAINT CHARLESTON GREEN

P.T. 2 X 4 STRETCHERS
BEYOND - SEE 2/F2

WATERPROOF UNDERGROUND
PORTION OF POSTS WITH AN
ASPHALTIC- SIT ON MIN. 6"
GRAVEL BED - SURROUND
WITH CONCRETE

1
F2

SOLID WOOD FENCE
ELEVATION FROM YARD

1/2" = 1'-0"

LONG RESIDENCE

SOLID WOOD FENCE DETAILS

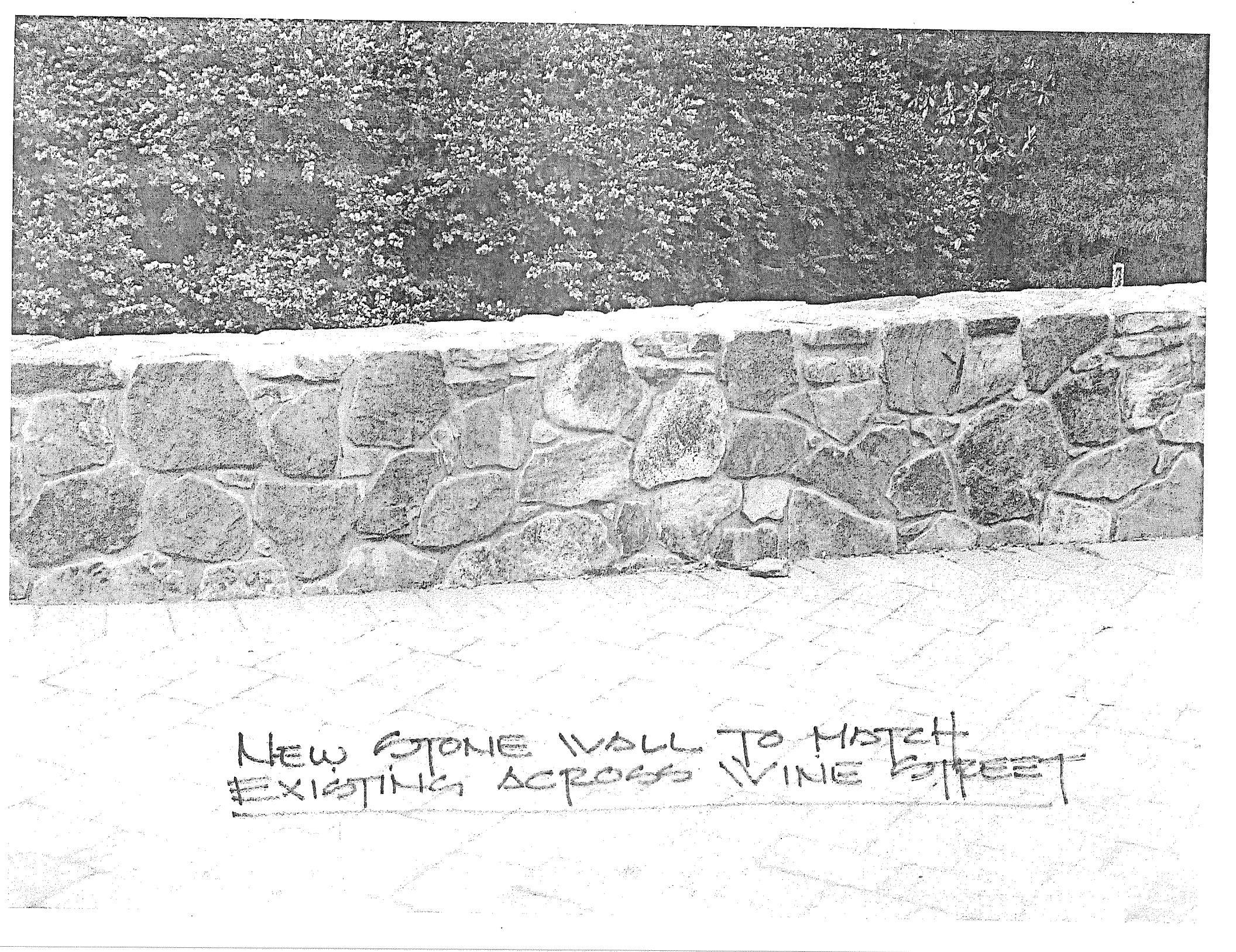
DATE	6/9/14
SCALE	1/2" = 1'-0"
SHEET	F2

RACHEL M. LILLY
LANDSCAPE ARCHITECT
5275 Lynnwood Road
Port Republic, Virginia 24471
(540) 249-4006 (540) 249-3641 fax



LONG RESIDENCE - 617

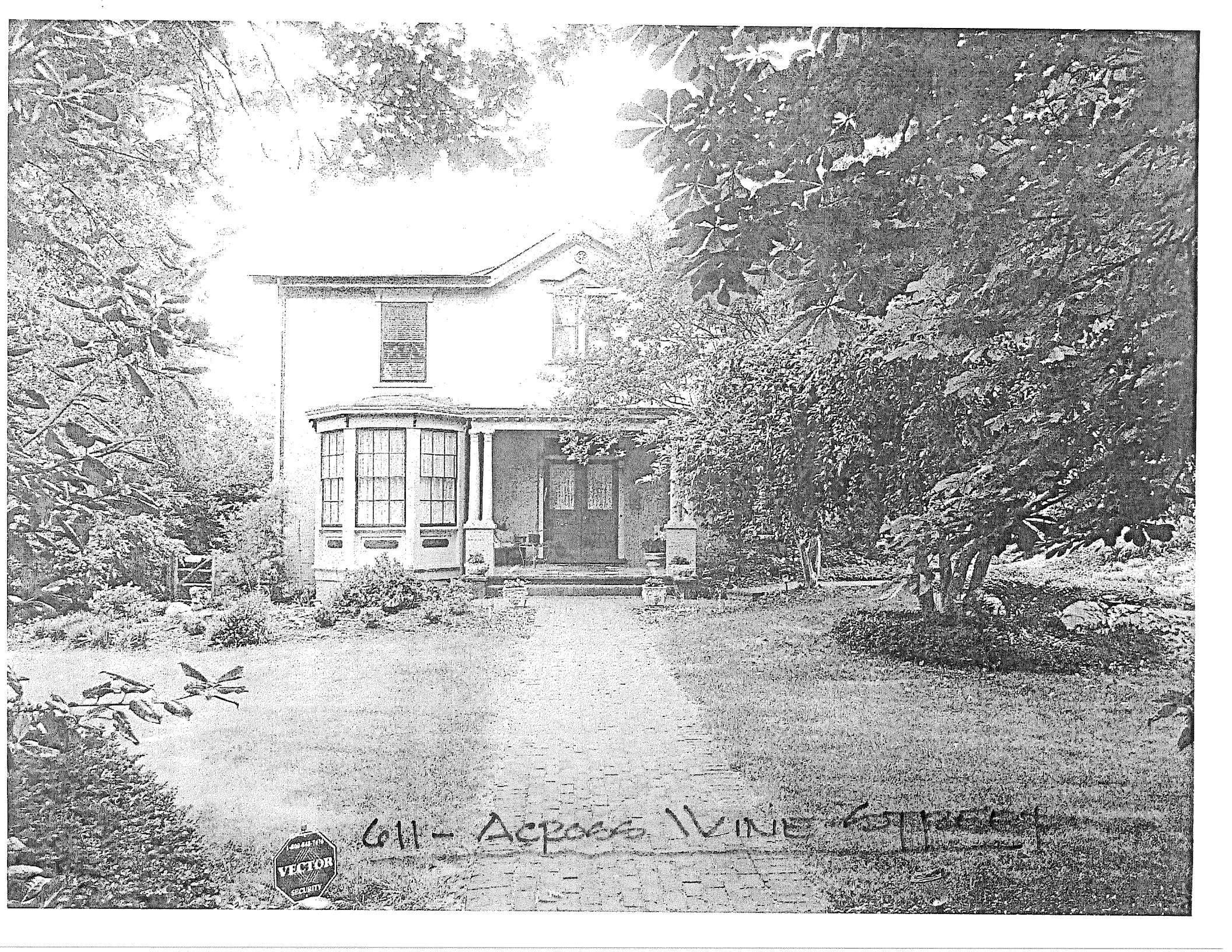




NEW STONE WALL TO MATCH
EXISTING ACROSS VINE STREET



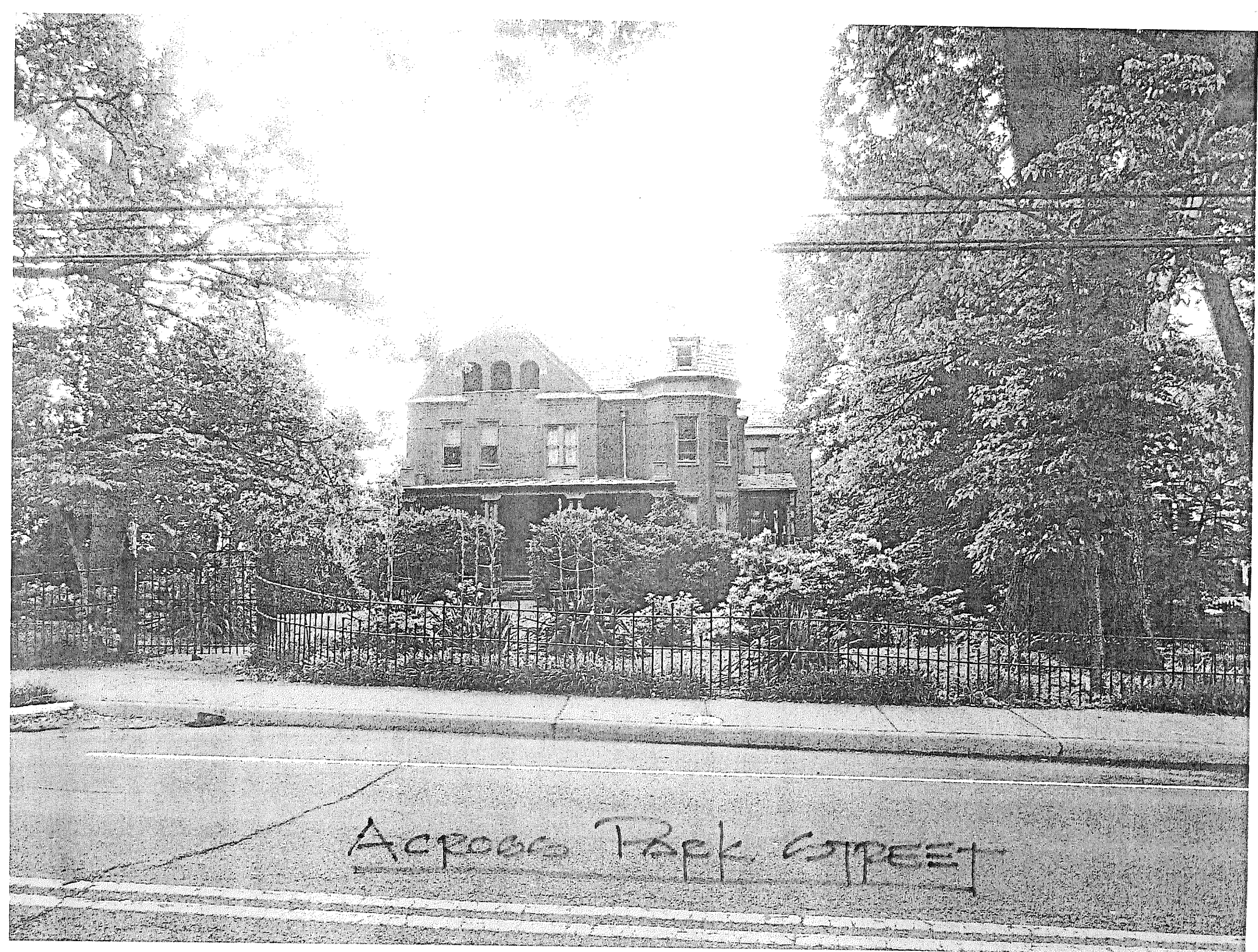
611 - ACROSS VINE STREET



611 - Across IVINE STREET



Next Door - 621



ACROSS PARK STREET



ACROSS PARK STREET