

**From:** Scala, Mary Joy [mailto:scala@charlottesville.org]  
**Sent:** Wednesday, June 18, 2014 4:34 PM  
**To:** 'Russell Skinner'  
**Subject:** BAR Action June 17, 2014 - 617 Park Street

June 18, 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 June 17, 2014. The following action was taken:

**The BAR accepted (9-0) the applicant's request for deferral to incorporate the BAR's comments.**

Please let me know by Tuesday June 24 that you definitely intend to get on the July 15 agenda so that we can provide notice. I will need your revised drawings by Tuesday July 8 in order to write the staff report. The web link for the recorded meeting is here, if you want to listen to the discussion again:

[http://charlottesville.granicus.com/ViewPublisher.php?view\\_id=2](http://charlottesville.granicus.com/ViewPublisher.php?view_id=2)

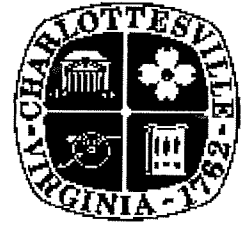
If you have any questions, please contact me at 434-970-3130 or [scala@charlottesville.org](mailto:scala@charlottesville.org).

Sincerely yours,

Mary Joy Scala, AICP  
Preservation and Design Planner

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**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
June 17, 2014**



**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

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**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.

**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, including:

- Removing existing parking area (that backs onto private drive) and (2007) garden shed;
- Add new parking area (that backs onto Wine Street). The surface material is not noted;
- Add new fieldstone retaining wall along private drive and Wine Street, max. 5.5 feet tall;
- Add new 7' tall cedar fence painted Charleston Green along private drive in rear;
- Add new 3'-6" tall black steel railing fence along Wine Street and Park Street, with front cedar gate painted white;
- Remove one (Maple?) tree near parking area; add Hollies and Dogwoods.

The architect submitted the owners' preferred addition design on June 2. In that design, the proposed addition shares a cornice and roof line with the original building. Staff suggested revising the design to meet the guidelines, so a second design was submitted on June 12.

Proposed addition materials are Hardi siding and trim with aluminum clad windows.

Staff also noted to the architect that the original parking area design exceeded the ordinance allowance of a 30 foot curb cut, so that parking area was reduced in width on the revised drawing.

## **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**

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.

## **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 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.*

#### **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**

On a new addition the work should be differentiated from the original building, and should not extend the cornice, roof or wall lines in the same plane.

Building and window materials for the new addition should be confirmed.

Staff suggested an alternative to a wide curb cut would be an urban parking court such as the one on E Jefferson at Second Street NE, with a narrow gated entry.

## Suggested Motions

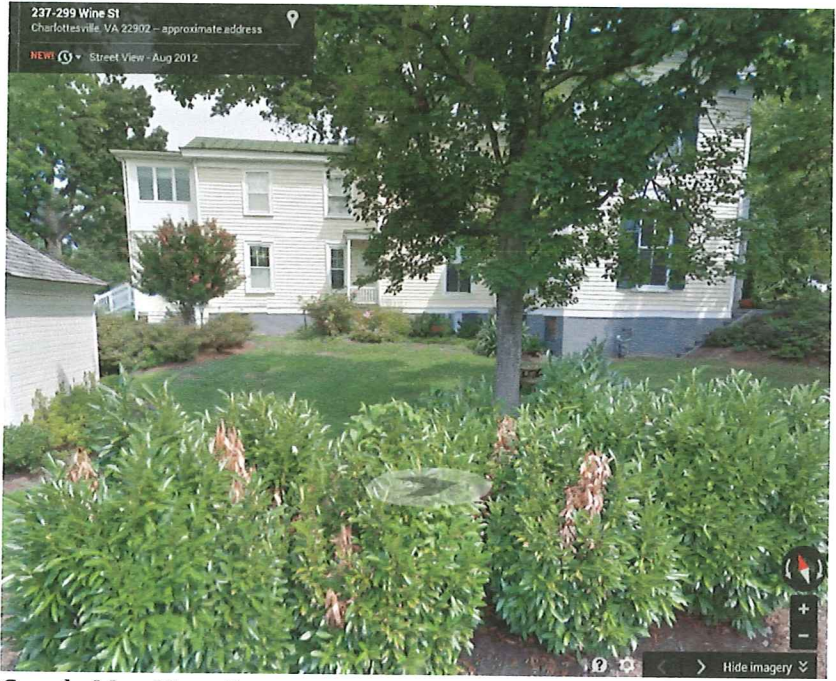
Having considered the standards set forth within the City Code, including City Design Guidelines for Additions and for Site Design, I move to find that the proposed new addition and site work satisfy (do not satisfy) the BAR's criteria and guidelines and are (are not) compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves (denies) the application as submitted (or approves the application with the following modifications...).



2013 Aerial View



Google Map View 1



Google Map View 2

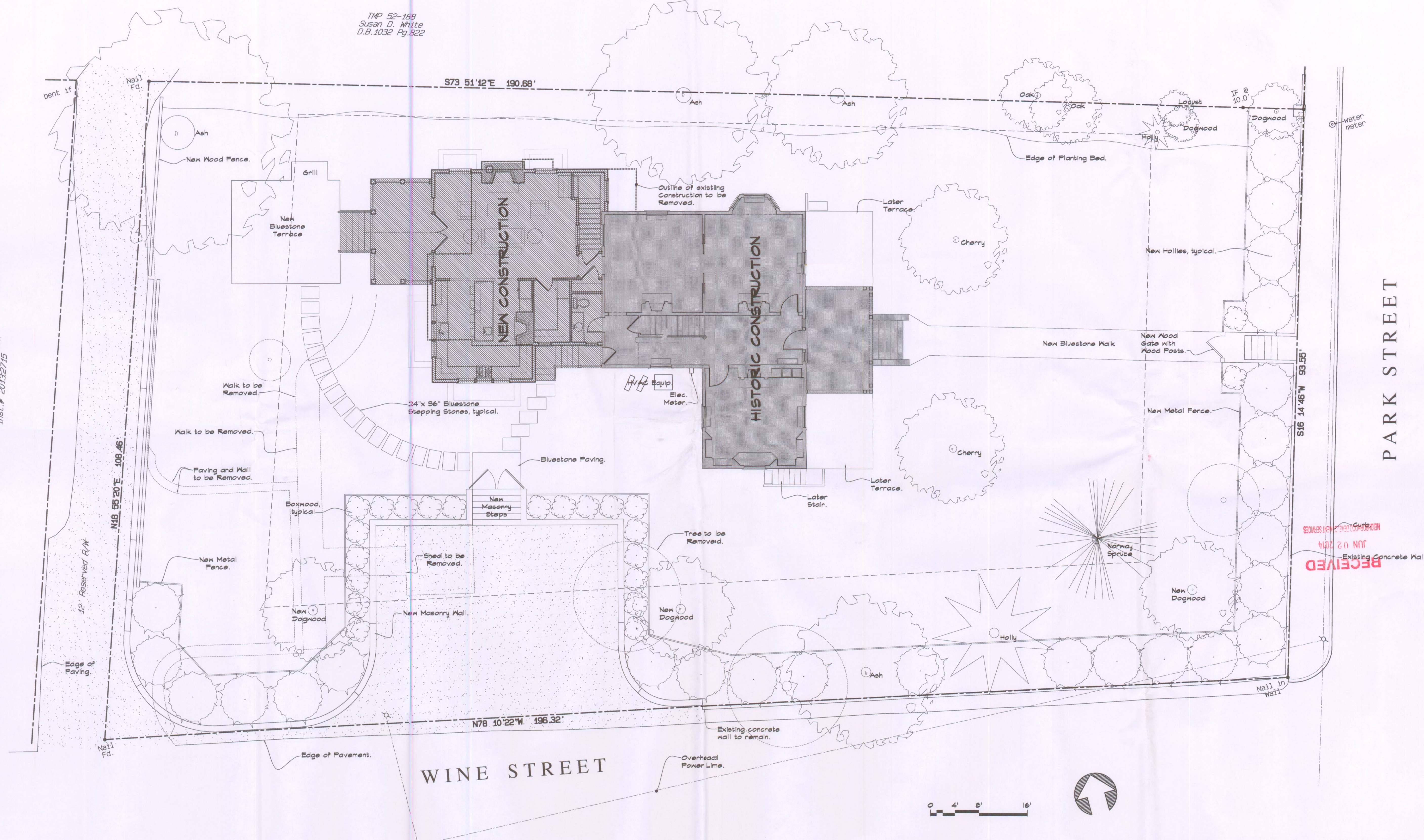


Google Map View 3



TMP 52-159  
Susan D. White  
D.B. 1032 Pg. 822

TMP 52-187.1  
Arnold & Shannon Wilcox  
Inst. # 20132715



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Long Residence  
617 Park Street  
Charlottesville, Virginia

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

31 May 2014

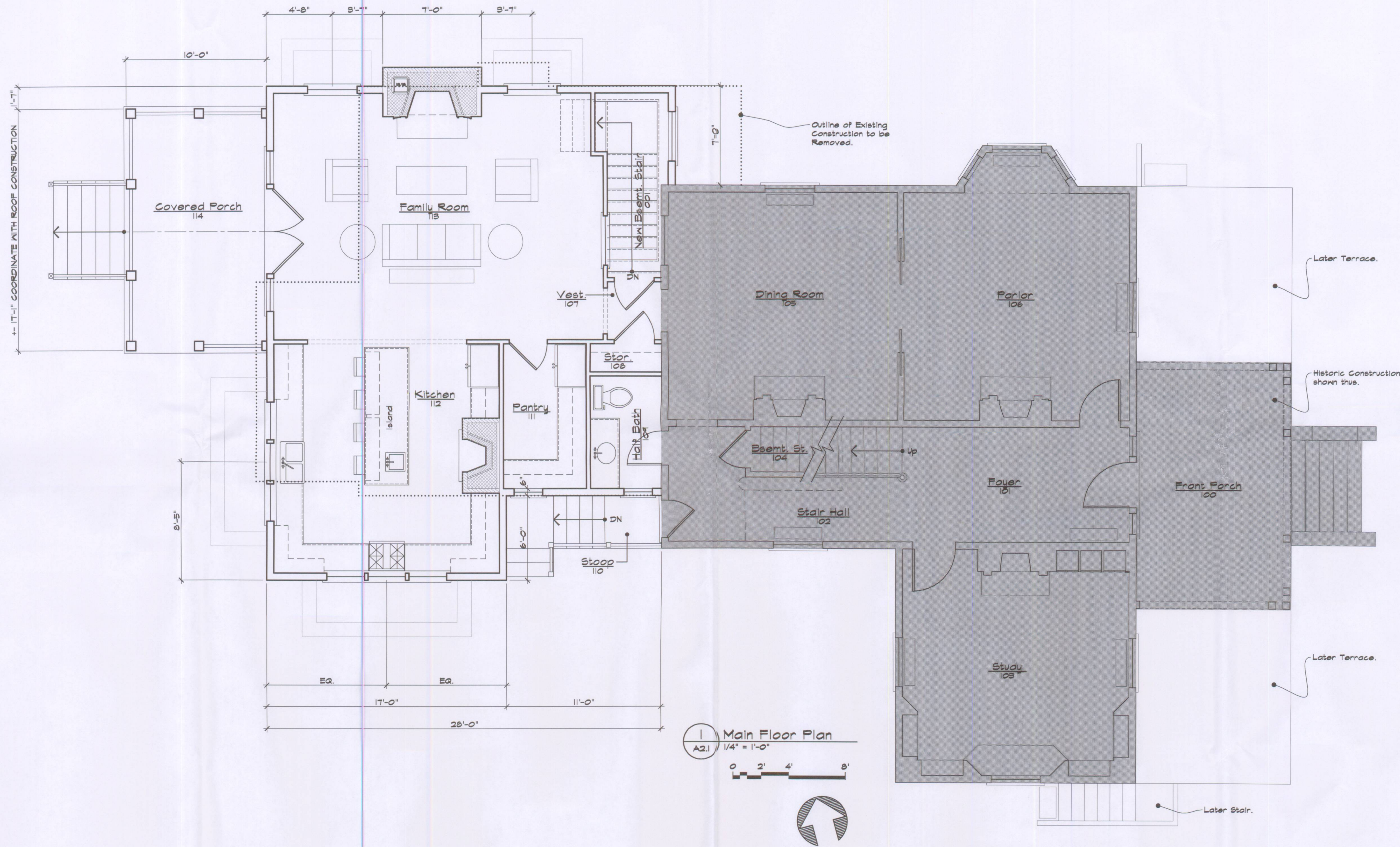
ARB  
SUBMITTAL

S1.0

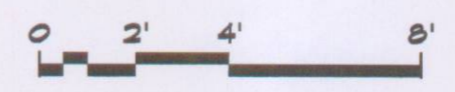






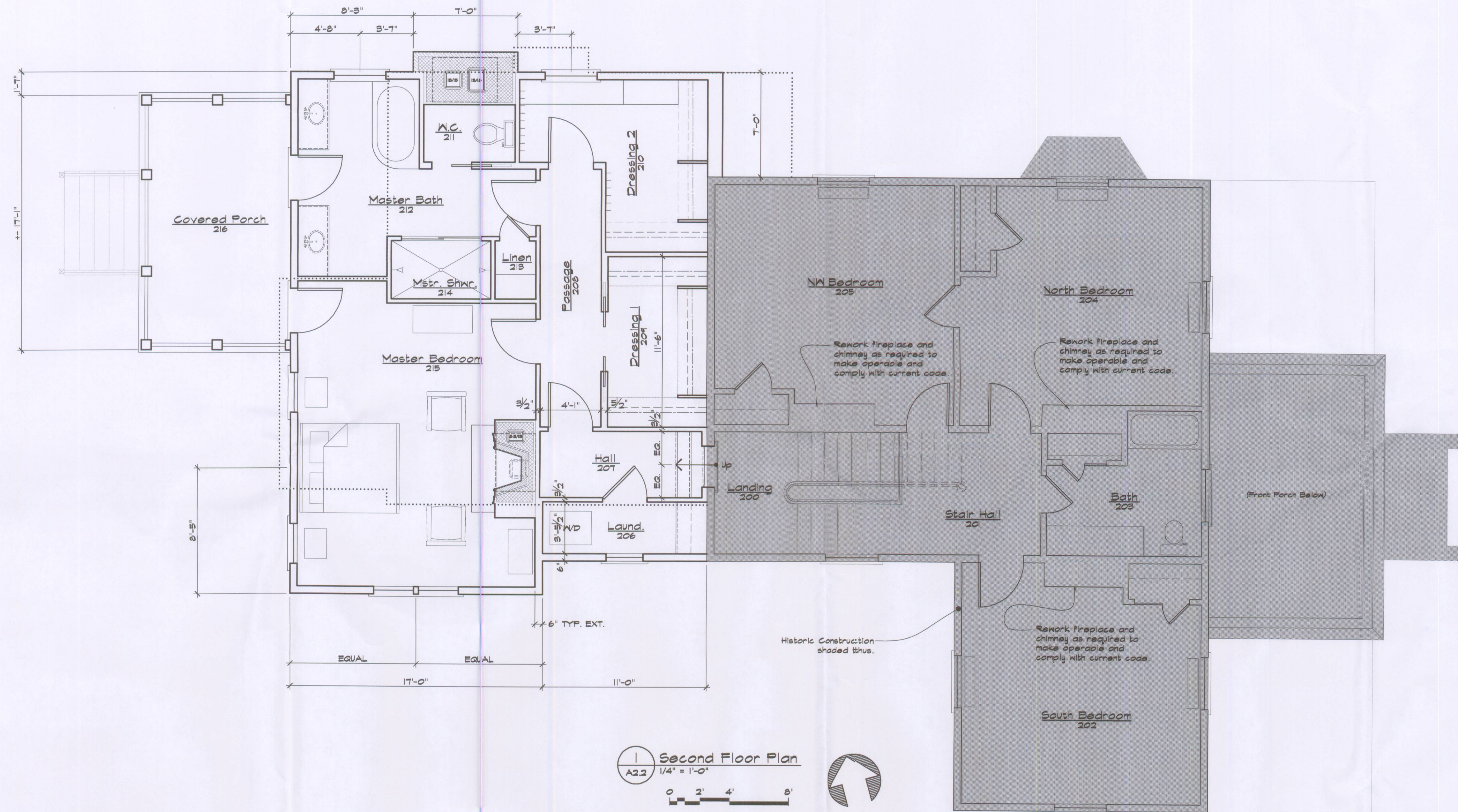


1 Main Floor Plan  
A2.1 1/4" = 1'-0"



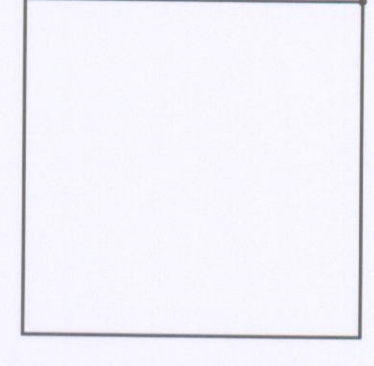
ARB  
SUBMITTAL





1 | Second Floor Plan  
 A2.2 | 1/4" = 1'-0"  
 0 2' 4' 8'

ARB  
 SUBMITTAL



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**Long Residence**  
 617 Park Street  
 Charlottesville, Virginia

Second Floor Plan

31 May 2014

A2.2



ARB  
SUBMITTAL



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Long Residence  
617 Park Street  
Charlottesville, Virginia

Exterior Elevations

31 May 2014

A3.0



ARB  
SUBMITTAL

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Long Residence  
617 Park Street  
Charlottesville, Virginia

Exterior Elevations

SI May 2014

A3.1

