

From: Scala, Mary Joy
Sent: Wednesday, June 01, 2016 4:26 PM
To: Wolf, Fred
Cc: kathy@alcovaproperties.com
Subject: BAR action - 630 Park Street - May 17, 2016

June 1, 2016

Fred Wolf
110 B 2nd Street NE
Charlottesville, VA 22901

RE: Certificate of Appropriateness Application
BAR 16-05-05
630 Park Street
Tax Parcel 52011500
Park Lane Properties, LLC, Owner/ Fred Wolf, Applicant
Exterior Renovations, including new roof, doors, windows, and siding

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 17, 2016. The following action was taken:

Schwarz moved approval as submitted; Keesecker 2nd. (Approved 7-0-1 with Graves recused).

This certificate of appropriateness shall expire in 18 months (November 17, 2017), 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.

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
May 17, 2016**



Certificate of Appropriateness Application

BAR 16-05-05

630 Park Street

Tax Parcel 520115000

Park Lane Properties, LLC, Owner/ Fred Wolf, Applicant

Exterior Renovations, including new roof, doors, windows, and siding

Background

The Park Lane Apartments were built in 1965. They are a contributing structure in the North Downtown ADC District. Historic survey attached.

Application

Exterior renovations currently proposed are:

- New roof: painted standing seam metal.
- Retain existing brick.
- Replace existing stucco and plywood siding with white stucco, dk gray-painted cement board panels, and dark green-painted T&G horizontal shiplap siding with 6" exposure.
- Modify fenestration to increase area on basement level and on interior courtyard, and to decrease area on outward facing sides.
- Replace doors and windows with fiberglass clad windows and full light painted wood doors.
- Paint existing pergolas and patio enclosure walls.
- Add clear-sealed Cedar fascia and mullions.
- Add copper downspouts.

In the future the applicant will submit a plan to lower the courtyard between the two buildings by approximately 18" to give the lower level apartments more light. They will submit a landscape plan, show new front steps, paving, the final grade and other exterior changes.

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.*

Standards for Review of Construction and Alterations include:

- (1) Whether the material, texture, color, height, scale, mass and placement of the proposed addition, modification or construction are visually and architecturally compatible with*

- the site and the applicable design control district;*
- (2) The harmony of the proposed change in terms of overall proportion and the size and placement of entrances, windows, awnings, exterior stairs and signs;*
 - (3) The Secretary of the Interior Standards for Rehabilitation set forth within the Code of Federal Regulations (36 C.F.R. §67.7(b)), as may be relevant;*
 - (4) The effect of the proposed change on the historic district neighborhood;*
 - (5) The impact of the proposed change on other protected features on the property, such as gardens, landscaping, fences, walls and walks;*
 - (6) Whether the proposed method of construction, renovation or restoration could have an adverse impact on the structure or site, or adjacent buildings or structures;*
 - (7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, Sections 34-1020, et seq. shall be applied; and*
 - (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent Design Guidelines for Rehabilitations

A. INTRODUCTION

These design review guidelines are based on the Secretary of the Interior's Standards for Rehabilitation, found on page 1.8. "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values."

Rehabilitation assumes that at least some repair or alteration of the historic building will be needed in order to provide for an efficient contemporary use; however, these repairs and alterations must not damage or destroy materials, features or finishes that are important in defining the building's historic character. Also, exterior additions should not duplicate the form, material, and detailing of the structure to the extent that they compromise the historic character of the structure.

The distinction between rehabilitation and restoration is often not made, causing confusion among building owners and their architect or contractor. Restoration is an effort to return a building to a particular state at a particular time in its history, most often as it was originally built. Restoration projects are less concerned with modern amenities; in fact, they are often removed in order to capture a sense of the building at a certain time in its history. Rehabilitation is recognized as the act of bringing an old building into use by adding modern amenities, meeting current building codes, and providing a use that is viable

C. WINDOWS

Windows add light to the interior of a building, provide ventilation, and allow a visual link to the outside. They also play a major part in defining a building's particular style. Because of the wide variety of architectural styles and periods of construction within the districts, there is a corresponding variation of styles, types, and sizes of windows.

Windows are one of the major character-defining features on buildings and can be varied by different designs of sills, panes, sashes, lintels, decorative caps, and shutters. They may occur in regular intervals or in asymmetrical patterns. Their size may highlight various bay divisions in the building. All of the windows may be the same or there may be a variety of types that give emphasis to certain parts of the building.

- 1) Prior to any repair or replacement of windows, a survey of existing window conditions is recommended. Note number of windows, whether each window is original or replaced, the material, type, hardware and finish, the condition of the frame, sash, sill, putty, and panes.*

- 2) *Retain original windows when possible.*
- 3) *Uncover and repair covered up windows and reinstall windows where they have been blocked in.*
- 4) *If the window is no longer needed, the glass should be retained and the back side frosted, screened, or shuttered so that it appears from the outside to be in use.*
- 5) *Repair original windows by patching, splicing, consolidating or otherwise reinforcing. Wood that appears to be in bad condition because of peeling paint or separated joints often can be repaired.*
- 6) *Replace historic components of a window that are beyond repair with matching components.*
- 7) *Replace entire windows only when they are missing or beyond repair.*
- 8) *If a window on the primary façade of a building must be replaced and an existing window of the same style, material, and size is identified on a secondary elevation, place the historic window in the window opening on the primary façade.*
- 9) *Reconstruction should be based on physical evidence or old photographs.*
- 10) *Avoid changing the number, location, size, or glazing pattern of windows by cutting new openings, blocking in windows, or installing replacement sash that does not fit the window opening.*
- 11) *Do not use inappropriate materials or finishes that radically change the sash, depth of reveal, muntin configuration, reflective quality or color of the glazing, or appearance of the frame.*
- 12) *Use replacement windows with true divided lights or interior and exterior fixed muntins with internal spacers to replace historic or original examples.*
- 13) *If windows warrant replacement, appropriate material for new windows depends upon the context of the building within a historic district, and the age and design of the building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred. Vinyl windows are discouraged.*
- 14) *False muntins and internal removable grilles do not present an historic appearance and should not be used.*
- 15) *Do not use tinted or mirrored glass on major facades of the building. Translucent or low (e) glass may be strategies to keep heat gain down.*
- 16) *Storm windows should match the size and shape of the existing windows and the original sash configuration. Special shapes, such as arched top storms, are available.*
- 17) *Storm windows should not damage or obscure the windows and frames.*
- 18) *Avoid aluminum-colored storm sash. It can be painted an appropriate color if it is first primed with a zinc chromate primer....*

G. ROOF

- 1) *When replacing a standing seam metal roof, the width of the pan and the seam height should be consistent with the original. Ideally, the seams would be hand crimped.*
- 2) *If pre-painted standing seam metal roof material is permitted, commercial-looking ridge caps or ridge vents are not appropriate on residential structures.*
- 3) *Original roof pitch and configuration should be maintained.*
- 4) *The original size and shape of dormers should be maintained.*
- 5) *Dormers should not be introduced on visible elevations where none existed originally.*
- 6) *Retain elements, such as chimneys, skylights, and light wells that contribute to the style and character of the building.*
- 7) *When replacing a roof, match original materials as closely as possible.*
 - a. *Avoid, for example, replacing a standing-seam metal roof with asphalt shingles, as this would dramatically alter the building's appearance.*
 - b. *Artificial slate is an acceptable substitute when replacement is needed.*
 - c. *Do not change the appearance or material of parapet coping.*
- 8) *Place solar collectors and antennae on non-character defining roofs or roofs of non-historic adjacent buildings.*
- 9) *Do not add new elements, such as vents, skylights, or additional stories that would be visible on the primary elevations of the building.*

Discussion and Recommendations

This is a major rehabilitation of a modern, 50-year old building. In staff opinion, the architectural significance lies in the overall massing and layout of the two buildings that creates an interior courtyard, and in the brick endwalls facing the street that recall stepped parapets and exterior chimneys. In staff opinion, the larger windows, new roof forms and new siding materials and colors complement the buildings.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, I move to find that the proposed exterior changes 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...).

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 630 Park Street
Map and Parcel: 52-115
Census Tract & Block: 3-405
Present Owner: Park Lane Limited Partnership
Address: c/o Alcova Realty
High Street, City
Present Use: Apartments
Original Owner: Patricia Asch
Original Use: Apartments

BASE DATA

Historic Name: Park Lane Apartments
Date/Period: 1965
Style: Contemporary
Height to Cornice:
Height in Stories: 3
Present Zoning: R-3
Land Area (sq.ft.): 117 x 244
Assessed Value (land + imp.): 12,600 + 89,100 = 101,700

ARCHITECTURAL DESCRIPTION

This complex is sensitively planned and scaled to blend with its residential neighborhood. Nestled among the existing trees, the two buildings are set with their narrow end to Park Street and overlook a central landscaped courtyard. The three story buildings are handsomely detailed with brick end walls, plywood paneled side walls punctuated with large, studio windows, and a tin mansard roof. The apartments are spacious with parquet floors and cathedral ceilings in the third floor apartments. The paved plaza and landscaped grounds of the Park Lane complex show how pleasant and attractive moderately priced apartments can be with careful attention to detailing.

HISTORICAL DESCRIPTION

In 1965 a large, nineteenth century brick house, long the home of the Hankel family, was razed to make way for the apartment complex. Patricia Asch of Richmond engaged Griffey and Stollo of Richmond to design the buildings for her. In 1968 Mrs. Asch sold the complex to 100 Investors, Inc. In 1973 Park Lane Limited Partnership bought the complex from Henry Macklin Properties. Despite the fact that the complex has had four owners since 1965, all have taken pride in the complex and have taken care to maintain it.



CONDITIONS

Excellent

SOURCES

Mr. John Farmer
Mr. Rodger Bradfield
City Records



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 Email scala@charlottesville.org

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
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 3:30 p.m.

Owner Name <u>PARK LANE PROPERTIES LLC</u>	Applicant Name <u>FRED WOLF</u>
Project Name/Description <u>APARTMENT BLDG. RENO</u>	Parcel Number <u>520115000</u>
Project Property Address <u>630 PARK ST,</u>	

Applicant Information

Address: 110 B 2nd ST NE
CHARLOTTESVILLE, VA 22901
Email: fw@wolfackerman.com
Phone: (W) 256-4848 (C) 434-249-1923

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.

[Signature] 4.26.16
Signature Date
FREDERICK WOLF
Print Name Date

Property Owner Information (if not applicant)

Address: 707 E. JEFFERSON ST.
CHARLOTTESVILLE, VA 22902
Email: KATHY@ALCOVA PROPERTIES.COM
Phone: (W) 434-977-2650(C)

Property Owner Permission (if not applicant)

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

Signature _____ Date _____
Print Name _____ Date _____

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

Description of Proposed Work (attach separate narrative if necessary): _____ OVER ↘

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

For Office Use Only	Approved/Disapproved by: _____
Received by: <u>O. Eubanks</u>	Date: _____
Fee paid: <u>12500</u> Cash/Ck. # <u>4506</u>	Conditions of approval: _____
Date Received: <u>4/26/16</u>	_____

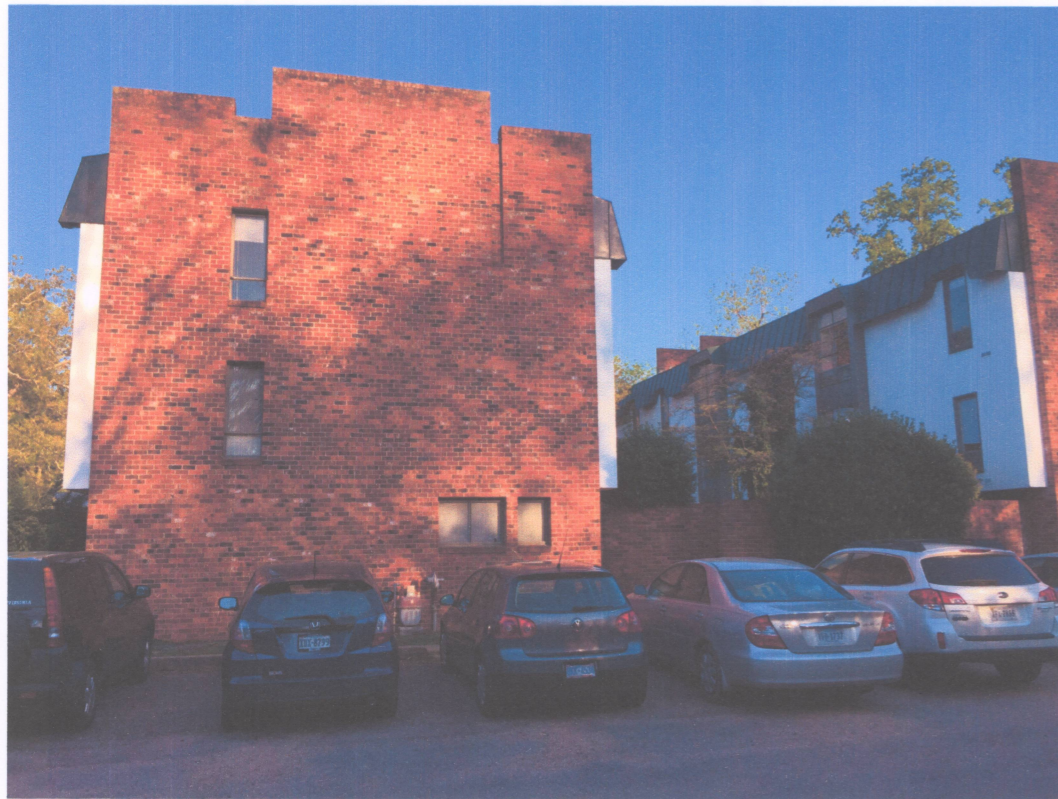
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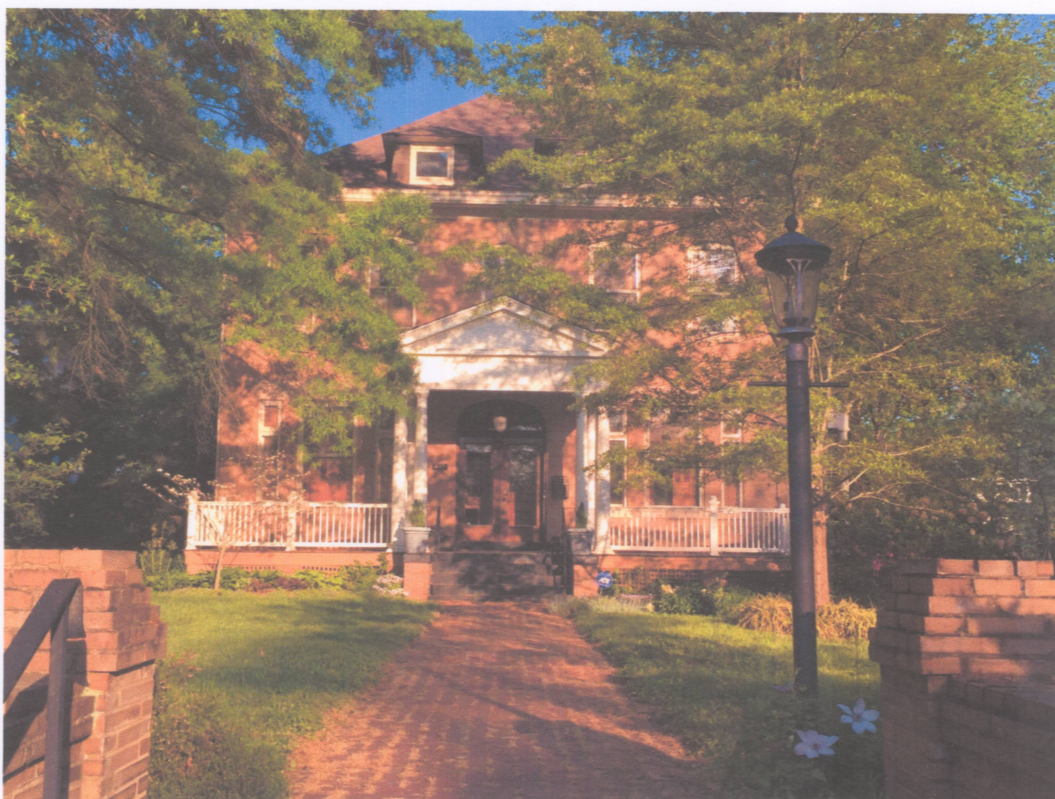
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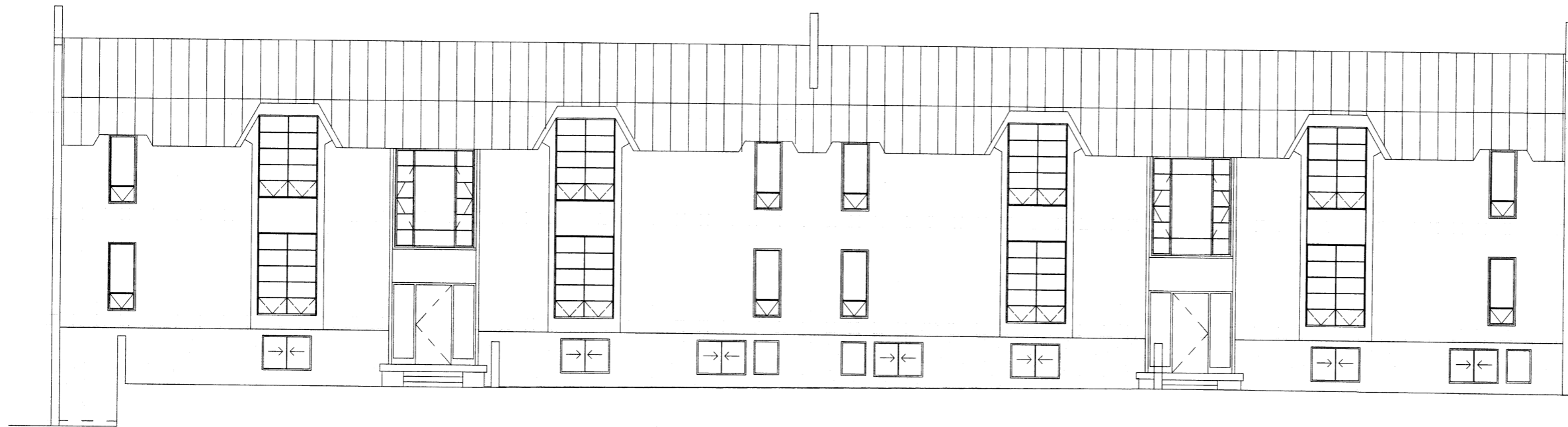
INTERIOR & EXTERIOR RENOVATION

- NEW ROOF
- NEW DOORS / WINDOWS
- NEW SIDING
 - RETAIN EXISTING BRICK.
 - REPLACE EXISTING STUCCO & PLYWOOD SIDING W/ STUCCO, CEMENT BOARD & HORIZ, SHIPLAP SIDING.
- MODIFY FENESTRATION.

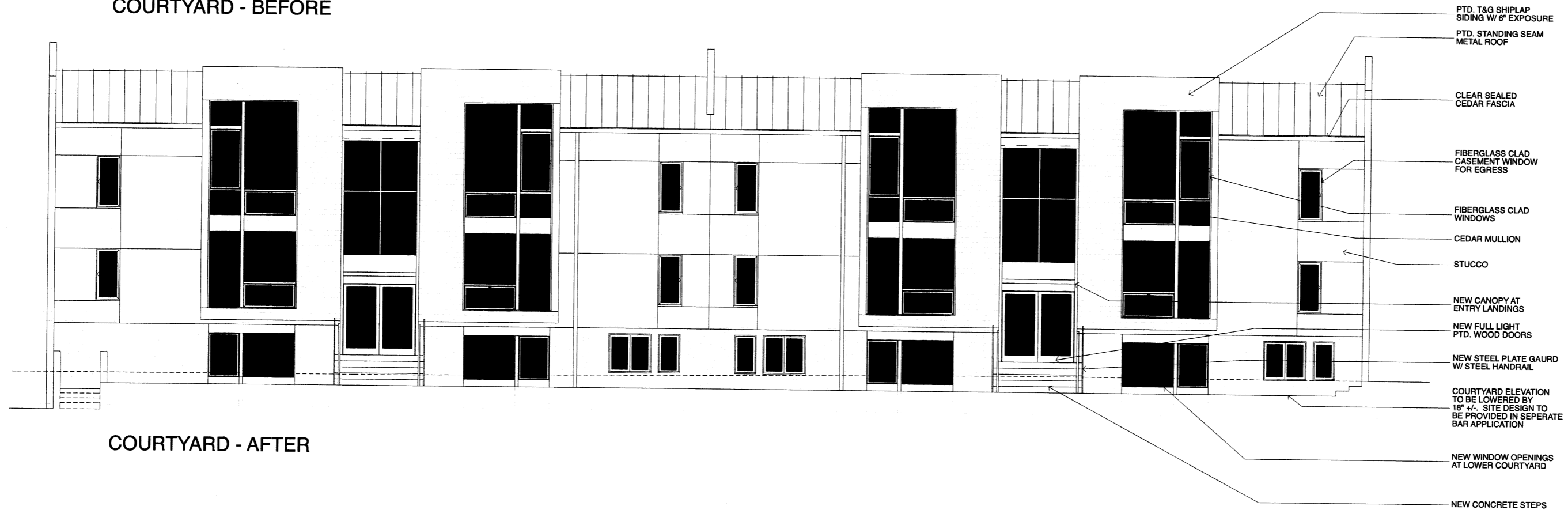






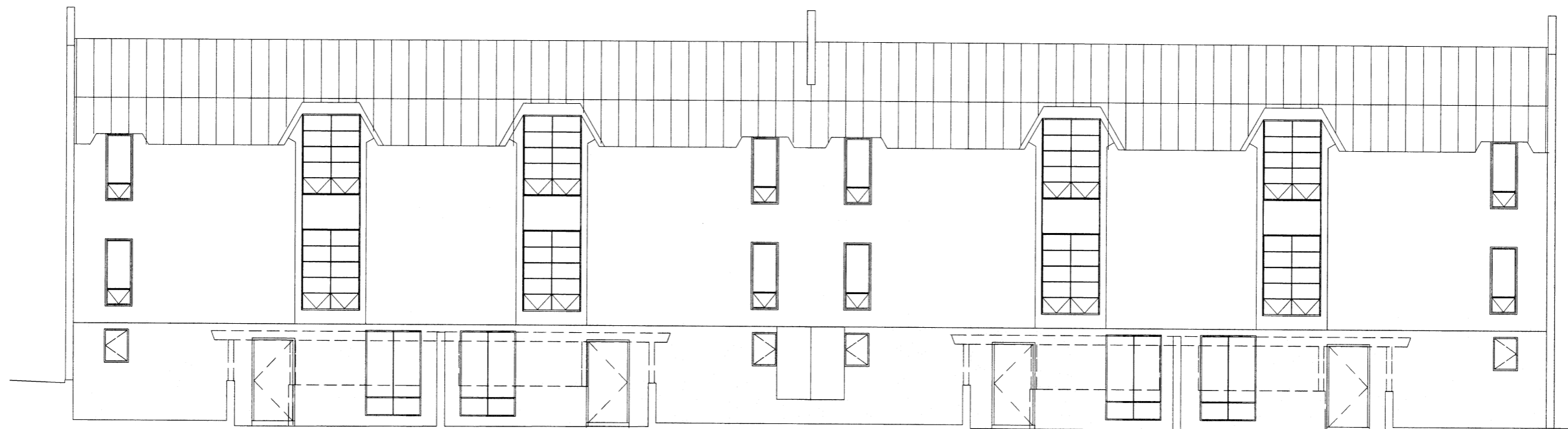


COURTYARD - BEFORE

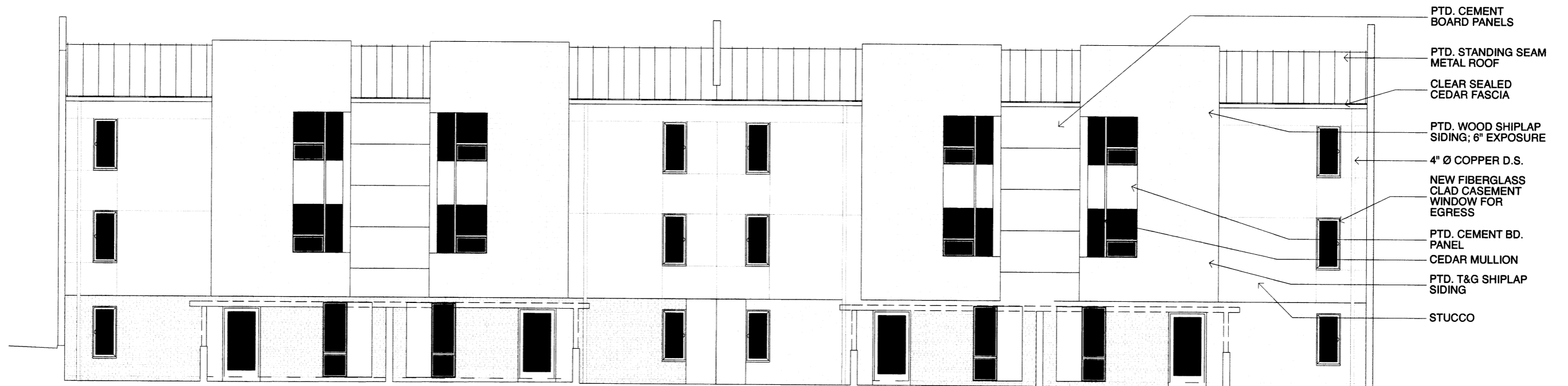


COURTYARD - AFTER

- PTD. T&G SHIPLAP SIDING W/ 6" EXPOSURE
- PTD. STANDING SEAM METAL ROOF
- CLEAR SEALED CEDAR FASCIA
- FIBERGLASS CLAD CASEMENT WINDOW FOR EGRESS
- FIBERGLASS CLAD WINDOWS
- CEDAR MULLION
- STUCCO
- NEW CANOPY AT ENTRY LANDINGS
- NEW FULL LIGHT PTD. WOOD DOORS
- NEW STEEL PLATE GAIRD W/ STEEL HANDRAIL
- COURTYARD ELEVATION TO BE LOWERED BY 18" +/- SITE DESIGN TO BE PROVIDED IN SEPERATE BAR APPLICATION
- NEW WINDOW OPENINGS AT LOWER COURTYARD
- NEW CONCRETE STEPS



PARK LANE ELEVATION - BEFORE



PARK LANE ELEVATION - AFTER

