

From: Scala, Mary Joy
Sent: Friday, November 18, 2016 3:36 PM
To: Wolf, Fred; Josey, Paul, 2nd address; Mary Williams Wolf (mwolf@wolfjosey.com); 'kathy@alcovaproperties.com'
Subject: BAR Action - 630 Park Street - Nov 15, 2016

November 18, 2016

Wolf Ackerman Design
ATTN: Fred Wolf
110-B 2nd Street NE Suite 201
Charlottesville, VA 22902

Wolf/Josey Landscape Architects
ATTN: Paul Josey
310 2nd Street NE Suite F
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application

BAR 16-05-05
630 Park Street
Tax Parcel 520115000
Park Lane Properties, LLC, Owner/Wolf Ackerman Design, Fred Wolf, Applicant
Amendment to prior BAR approval

Certificate of Appropriateness Application

BAR 16-11-02
630 Park Street
Tax Parcel 520115000
Park Lane Properties, LLC, Owner/Paul Josey, Applicant
Landscape Plan

Dear Applicants,

The above referenced projects were discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on November 15, 2016. The following action was taken:

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation, and for Site Design and Elements, Mr. Schwarz moved 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 both applications as submitted. Mr. Mohr seconded. The motion passed (7-0).

This certificate of appropriateness shall expire in 18 months (May 15, 2018), 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](tel: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 15, 2016**



Certificate of Appropriateness Application

BAR 16-05-05

630 Park Street

Tax Parcel 520115000

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

Amendment to prior BAR approval

Background

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

May 17, 2016 – The BAR approved (7-0-1 with Graves recused) exterior renovations, including new roof, doors, windows, and siding as submitted.

Application

The previously approved façade redesigns (May 17, 2016 drawing attached) are being changed as follows:

- New roof: painted standing seam metal (no change from May approval).
- Retain existing brick (no change).
- Replace existing stucco and plywood siding with ~~white stucco~~, dark gray-painted cement board panels, and dark ~~green~~ brown-painted horizontal siding ~~T&G horizontal shiplap~~ hardie 6" exposure lap siding.
- Modify fenestration to increase area on basement level and on interior courtyard, and to decrease area on outward facing sides (similar).
- Replace doors with full light painted wood doors (no change) and replace ~~egress~~ windows with fiberglass clad windows. ebony Marvin Integrity
- ~~Paint existing pergolas and patio enclosure walls.~~
- ~~Add clear-sealed Cedar fascia and mullions.~~
- ~~Add copper downspouts.~~

Additional new changes are being proposed as follows:

On all facades:

- Add dark green-painted painted cement board panels to replace existing mansard roof features, and to conceal rooftop mechanical.

On outer facades:

- Remove all pergolas. Replace pergolas on ~~Park Lane side only~~ both sides with two 4 x 10 stained kdat wood trellises with 2 x 6 purlins and 4" painted steel columns. (Kiln-dried after treatment)
- On Park Lane side add two 2 x 6 stained kdat wood rainscreens with sunshade and trellis below. It is not clear what is proposed for the north side.

On courtyard facades:

- Add new canopies at entry landings.

The applicant has submitted a separate application to address site and landscaping 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.

The BAR may wish to review both applications, for the building changes and for the site and landscape changes, before taking action.

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 Track & 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

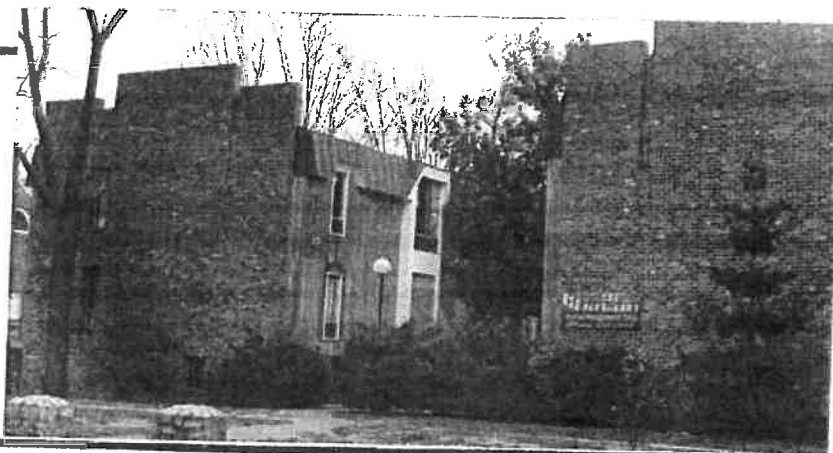
Historic Name: Park Lane Apartments
 Date/Period: 1965
 Style: Contemporary
 Height to Cornice:
 Height in Stories: 3
 Present Zoning: R-3
 Land Area (sq.ft.): 117 x 244
 Assessed Value (land + imp.): 12,600 + 89,100 = 101,700

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 Strollo 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



As Approved May 17, 2016

Scala, Mary Joy

From: Doug Dickerson <dd@wolfackerman.com>
Sent: Wednesday, November 09, 2016 9:40 AM
To: Scala, Mary Joy
Cc: Wolf, Fred
Subject: 630 Park Lane - North Elevation
Attachments: Park Lane_North Building - North Elev.pdf

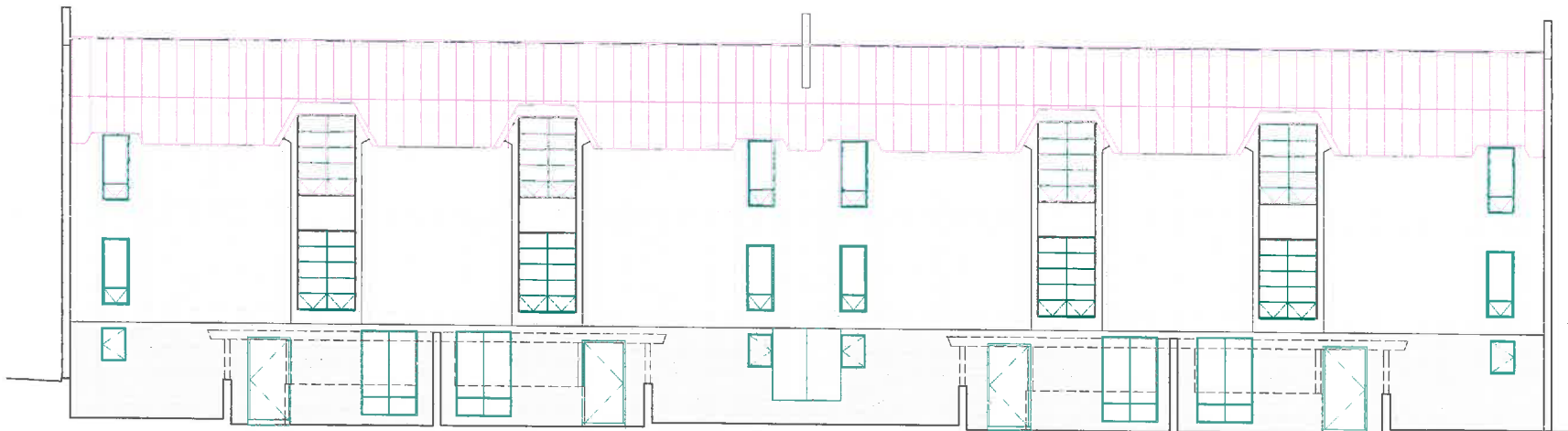
Hi Mary Joy,

Fred asked that I send along our north elevation (of the north building) for the Park Lane Apartments. This elevation will include pergolas (shown on only one side for clarity), but no rain screen or sunshade between the bay windows. Please see attached PDF.

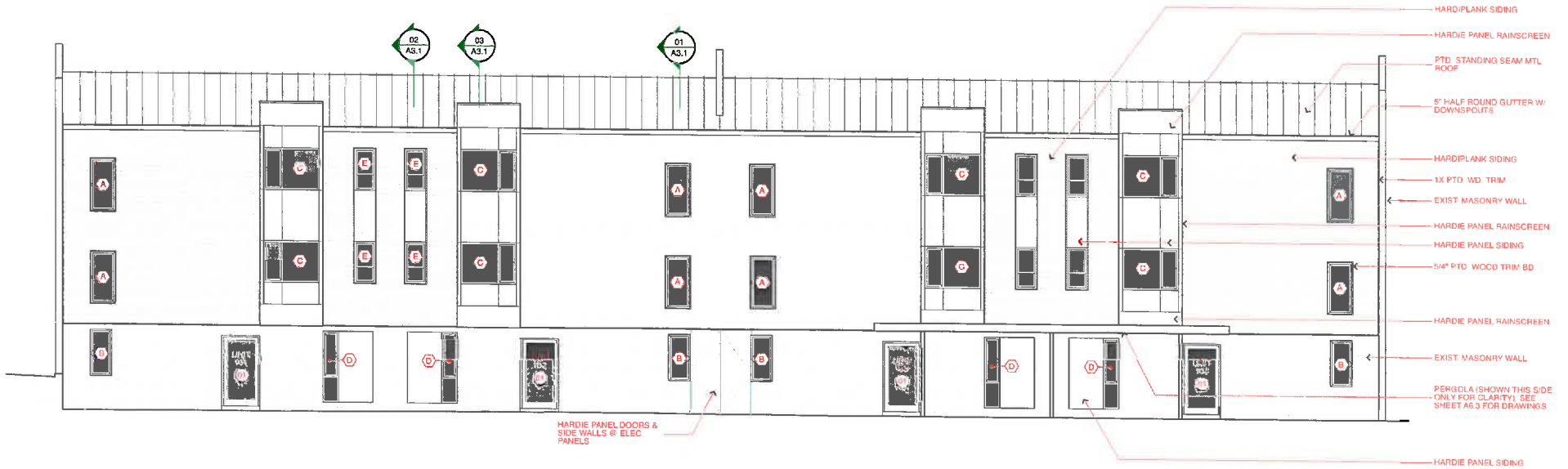
Let me know if you have any questions or need further details.

Thanks.

Doug Dickerson



PARK LANE ELEVATION - EXISTING



HARDIE PANEL DOORS & SIDE WALLS @ ELEC. PANELS

- HARDIPLANK SIDING
- HARDIE PANEL RAINSCREEN
- PTD STANDING SEAM MTL ROOF
- 6" HALF ROUND GUTTER W/ DOWNSPOUTS
- HARDIPLANK SIDING
- 1X PTD WD TRIM
- EXIST MASONRY WALL
- HARDIE PANEL RAINSCREEN
- HARDIE PANEL SIDING
- 5/4" PTD WOOD TRIM BD
- HARDIE PANEL RAINSCREEN
- EXIST MASONRY WALL
- PERGOLA (SHOWN THIS SIDE ONLY FOR CLARITY) SEE SHEET A6.3 FOR DRAWINGS
- HARDIE PANEL SIDING

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 3:30 p.m.

Owner Name <u>PARK LANE PROPERTIES</u>	Applicant Name <u>WOLF ACKERMAN DESIGN / Fred Wolf, partner</u>
Project Name/Description <u>PARK LANE APARTMENT RENOVATION</u>	Parcel Number <u>520115000</u>
Property Address <u>630 Park Street, Charlottesville, VA 22902</u>	

Applicant Information

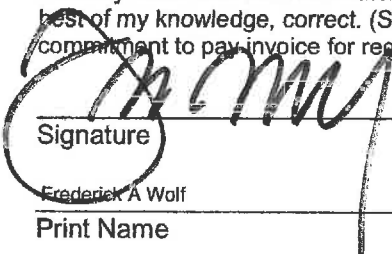
Address: 110-B 2nd Street NE; Suite 201
Charlottesville, VA 22902
 Email: fw@wolfackerman.com
 Phone: (W) 434-296-4848 (H) _____
 FAX: _____

Property Owner Information (if not applicant)

Address: 707 EAST JEFFERSON ST
Charlottesville, VA 22902
 Email: KATHY@ALCOVAPROPERTIES.COM
 Phone: (W) 434-977-2650 (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.)


10.25.16

Signature _____	Date _____
Frederick A Wolf	10/26/16
Print Name _____	Date _____

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

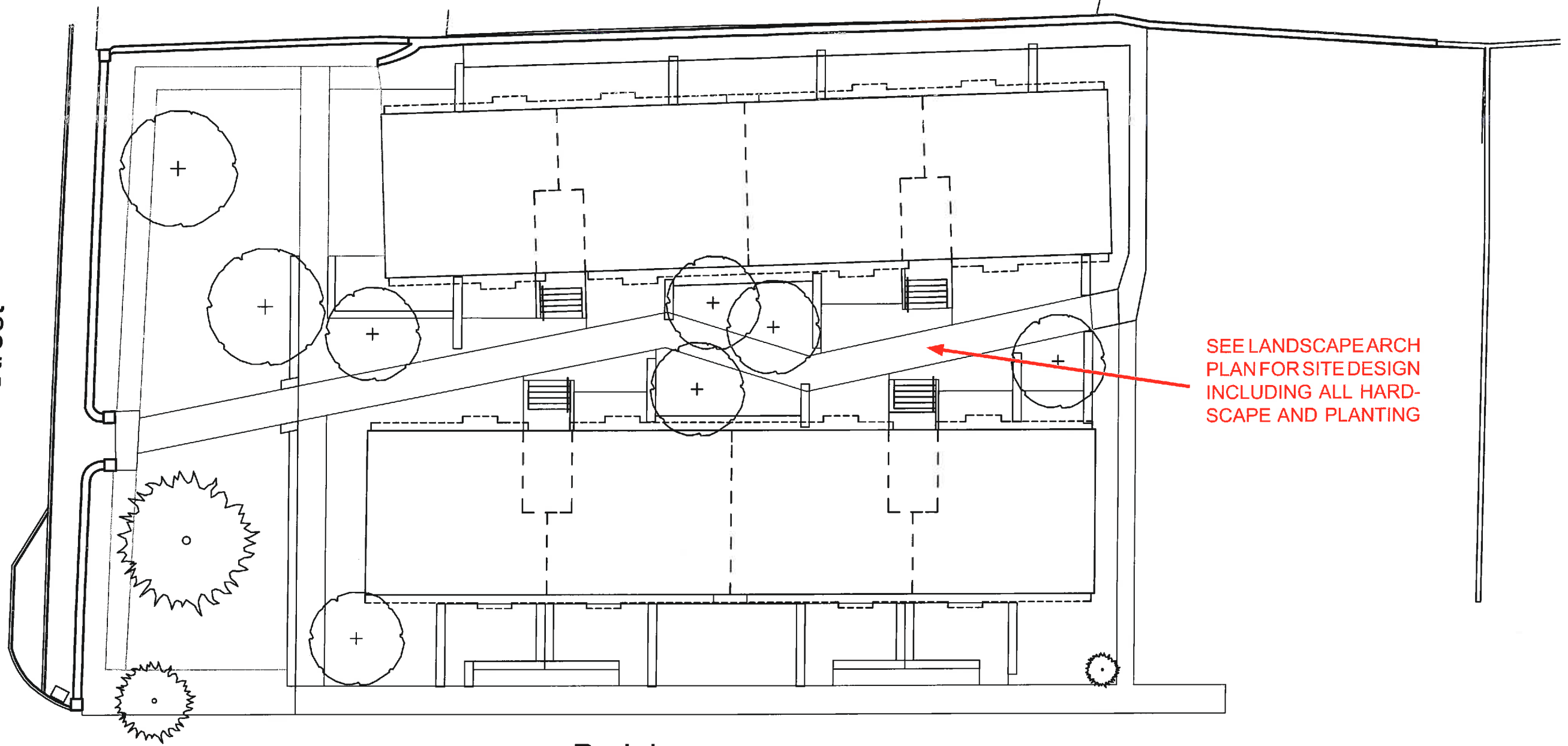
Description of Proposed Work (attach separate narrative if necessary): Application for amendment to prior BAR approval for 3 story apartment building renovation

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

9 drawing sheets total; Site Plan, Existing Elevations, Proposed Elevations, Courtyard and Park Lane Renderings, Entry Stair and Trellis / Rain Screen Details

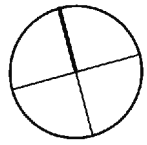
<p>For Office Use Only</p> <p>Received by: _____</p> <p>Fee paid: _____ Cash/Ck. # _____</p> <p>Date Received: _____</p>	<p>Approved/Disapproved by: _____</p> <p>Date: _____</p> <p>Conditions of approval: _____</p> <p>_____</p> <p>_____</p>
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Park Street

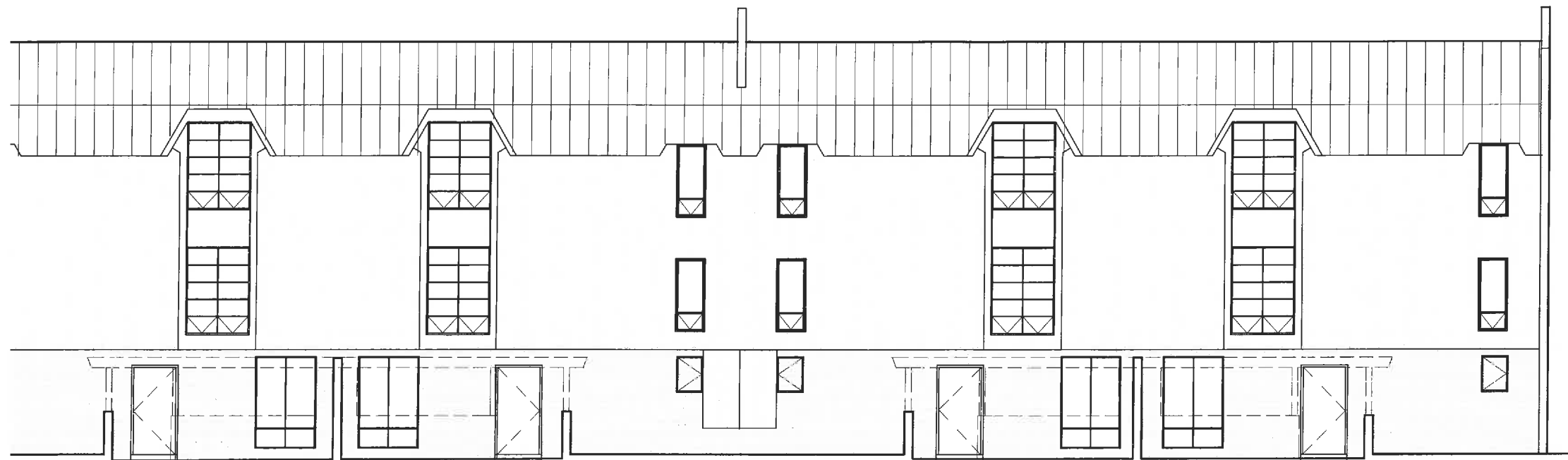


SEE LANDSCAPE ARCH
PLAN FOR SITE DESIGN
INCLUDING ALL HARD-
SCAPE AND PLANTING

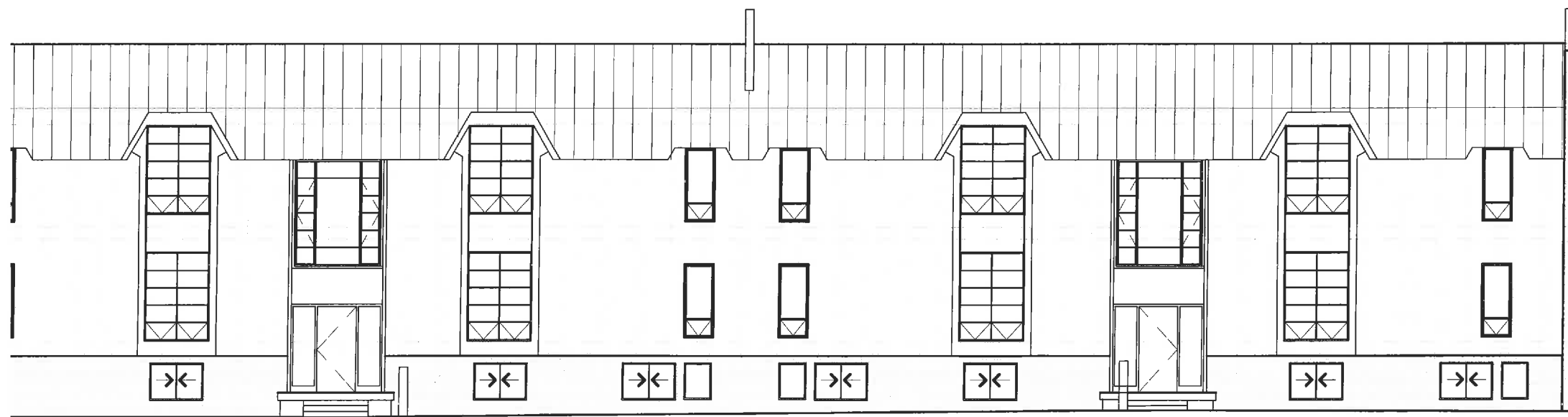
Park Lane



AERIAL VIEW

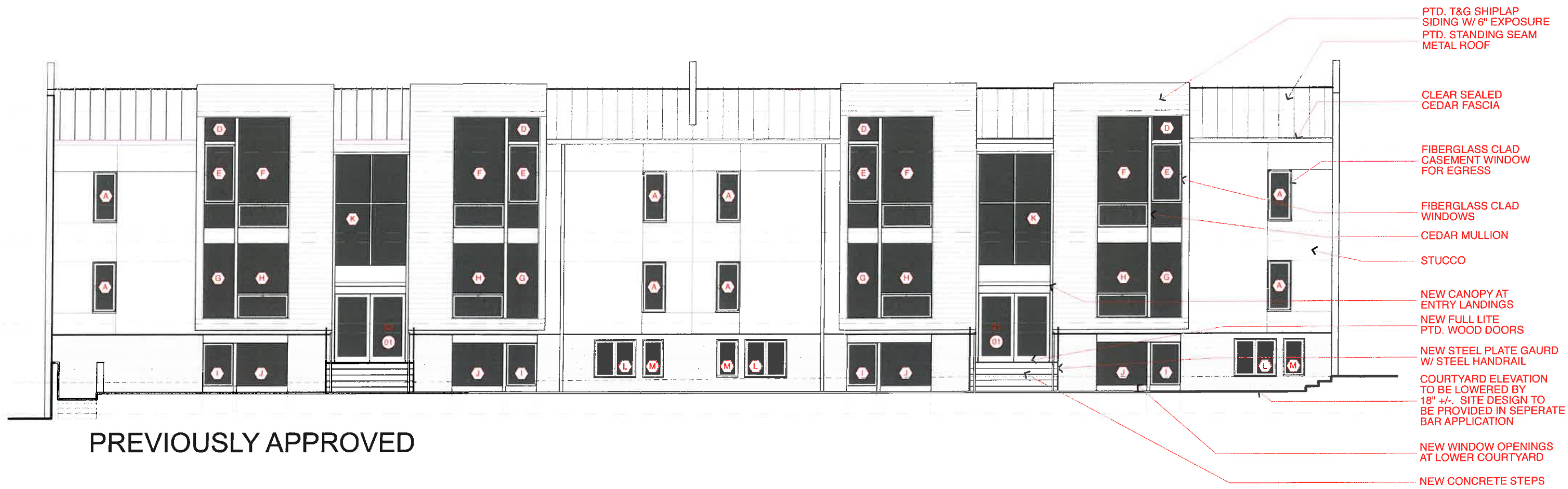


PARK LANE ELEVATION - EXISTING

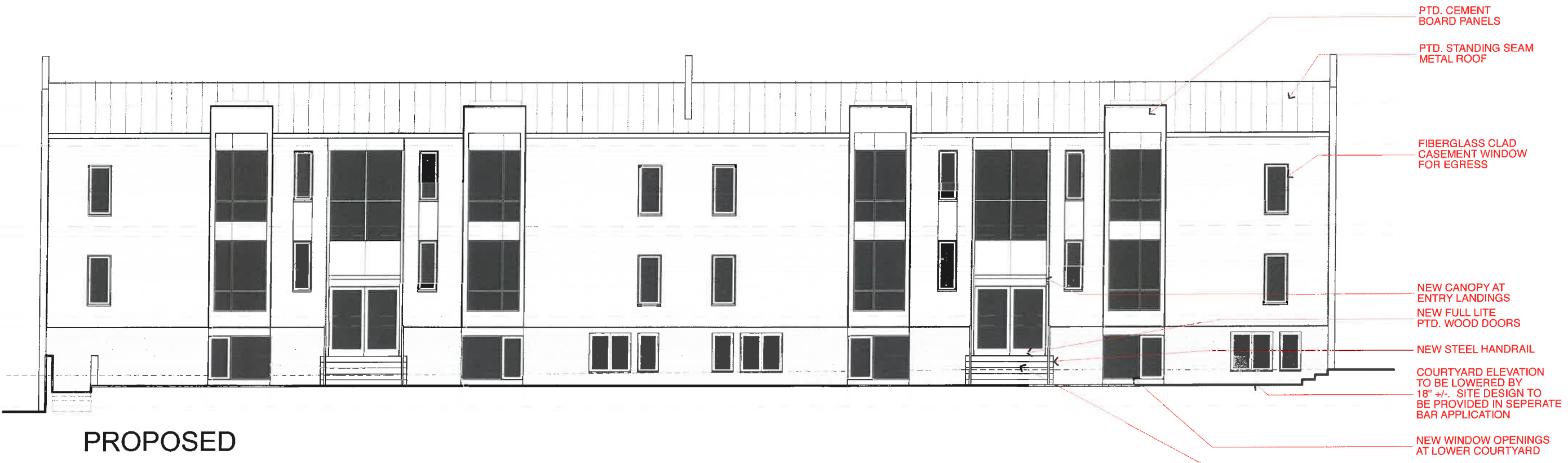


COURTYARD ELEVATION - EXISTING





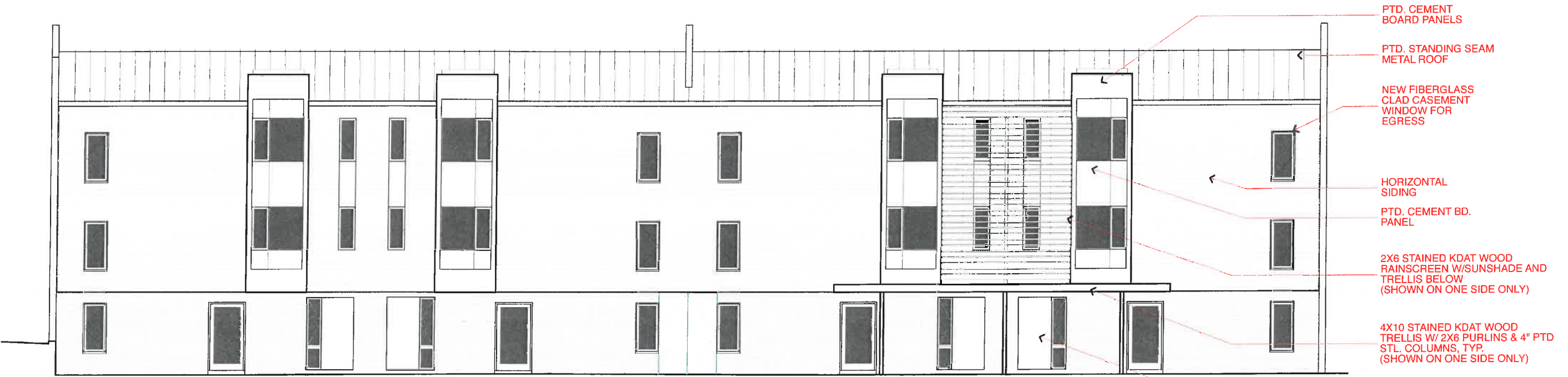
PREVIOUSLY APPROVED



PROPOSED



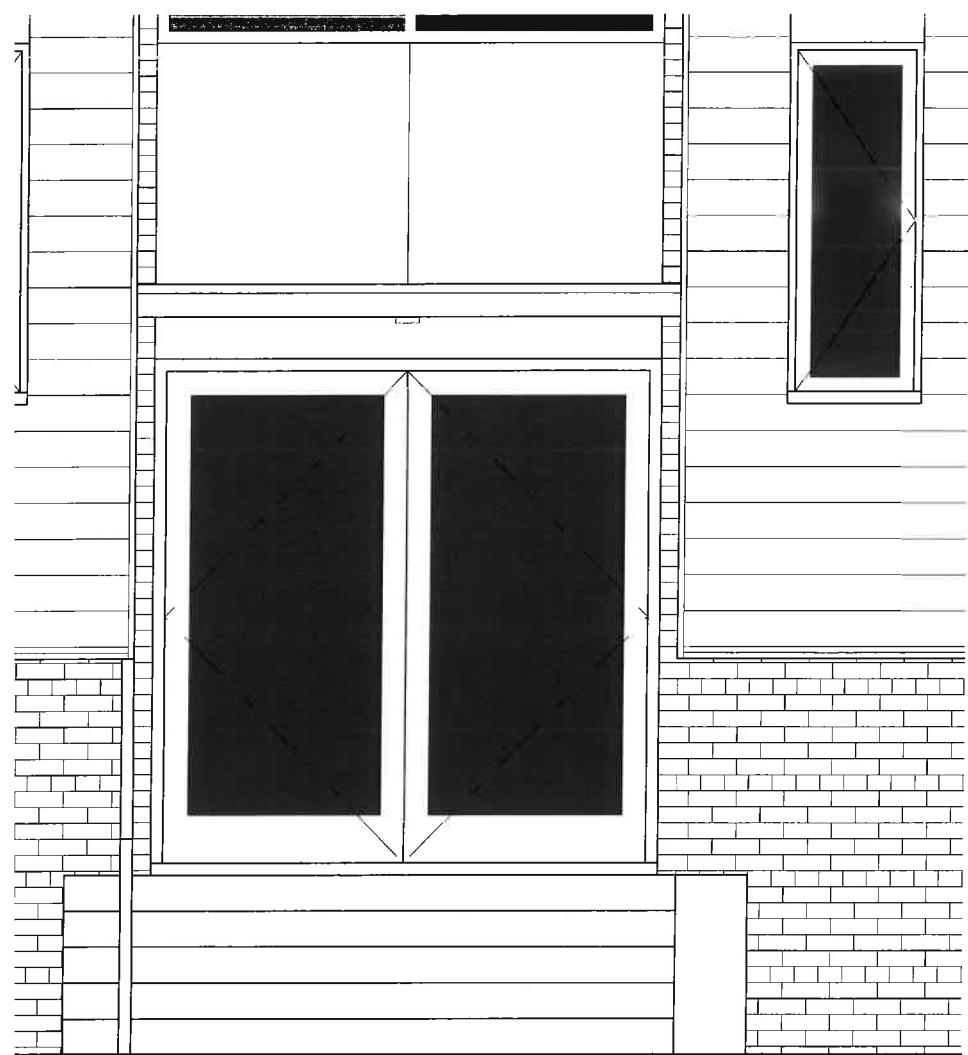
PREVIOUSLY APPROVED



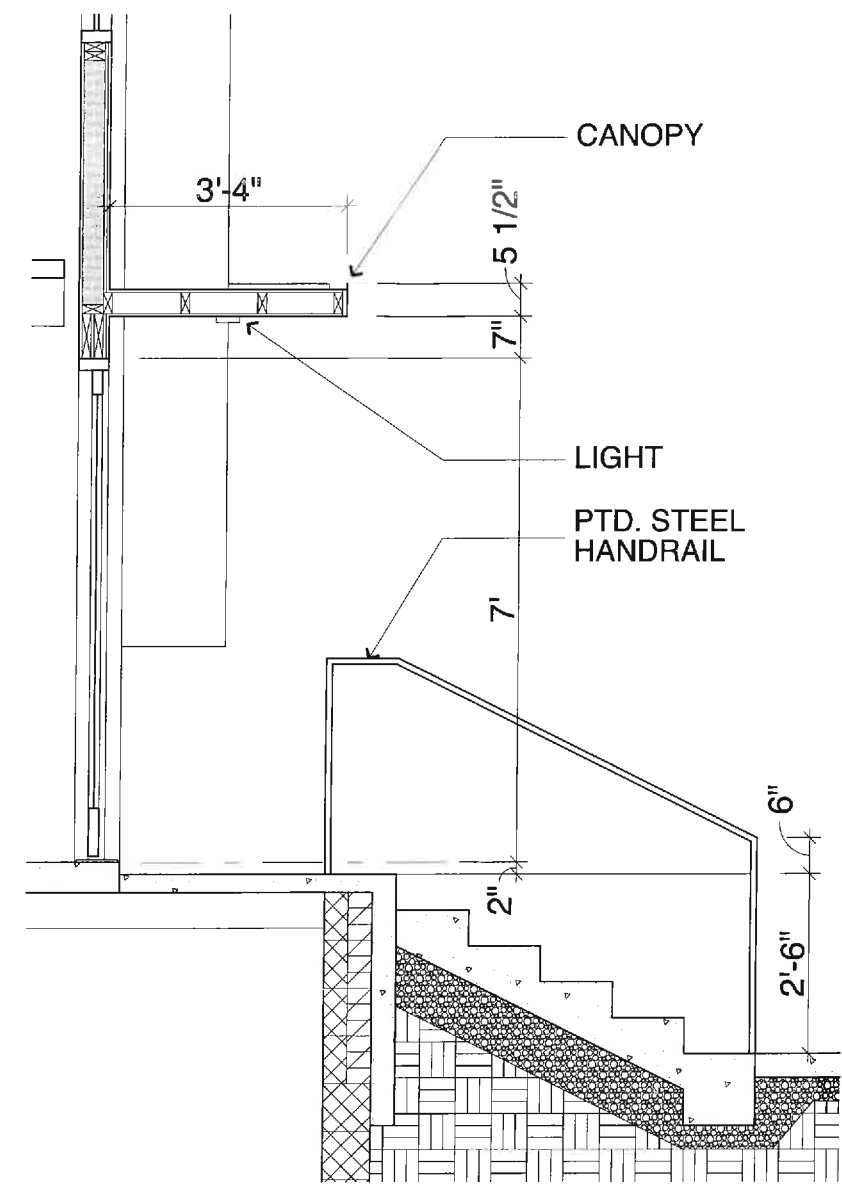
PROPOSED







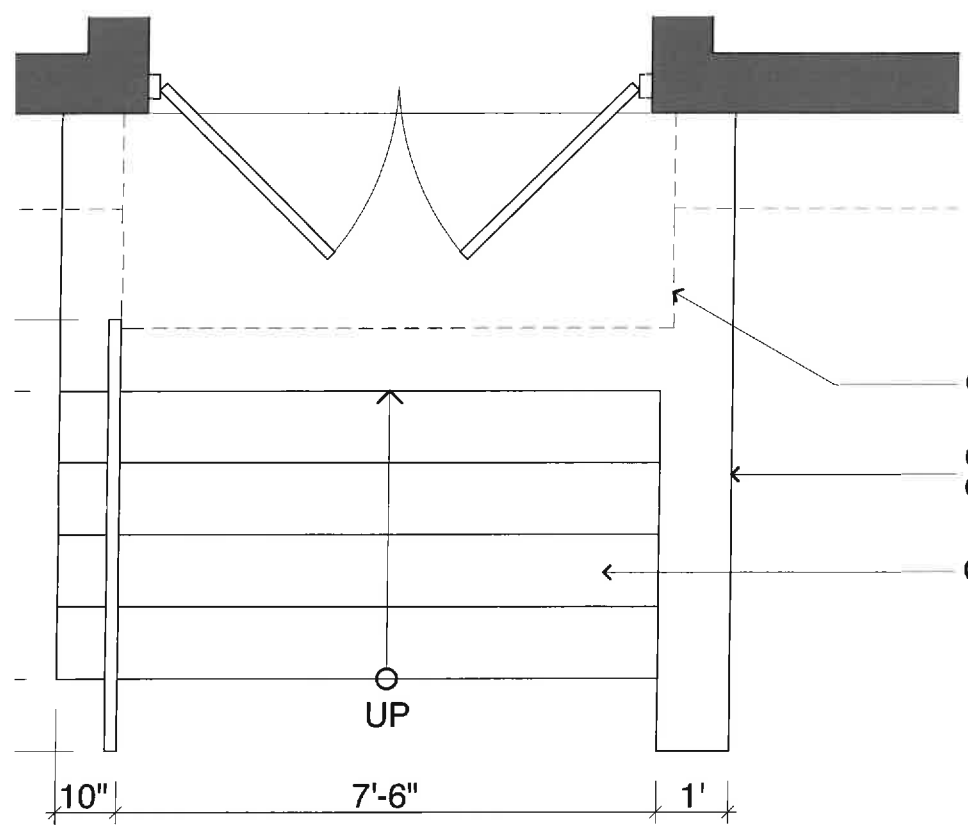
FRONT ELEVATION



SECTION

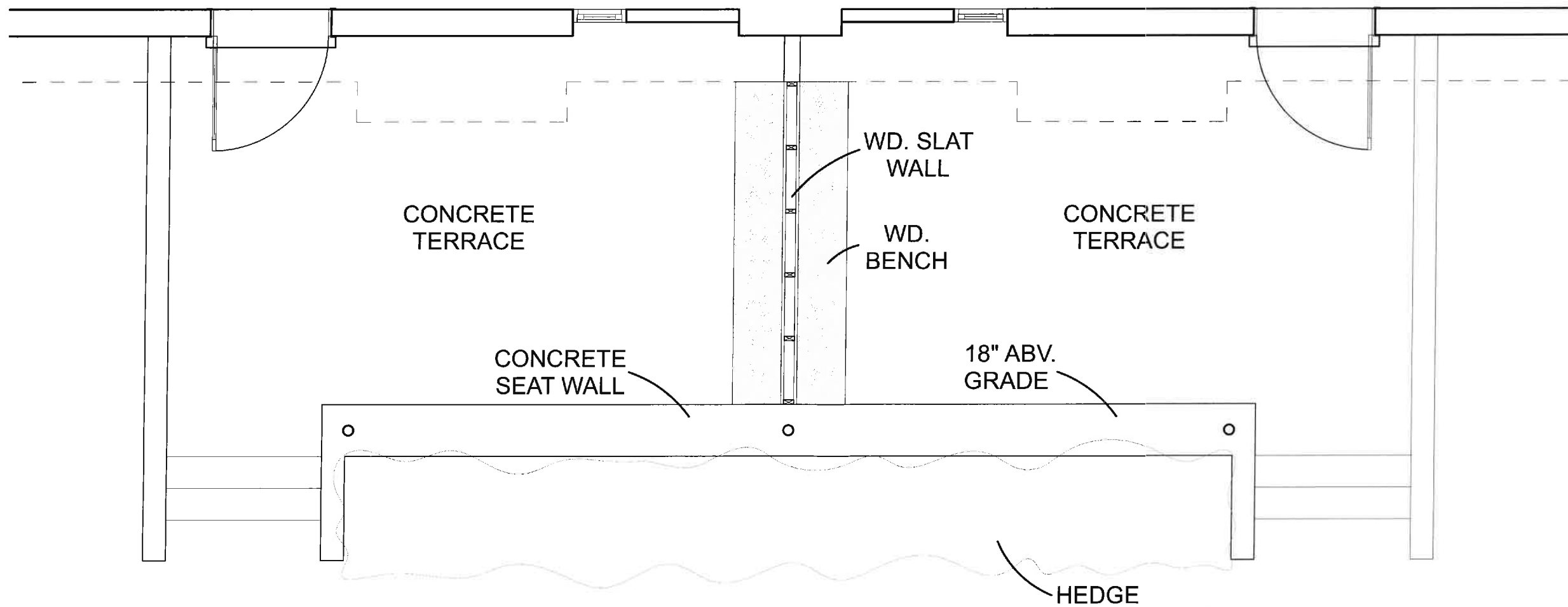
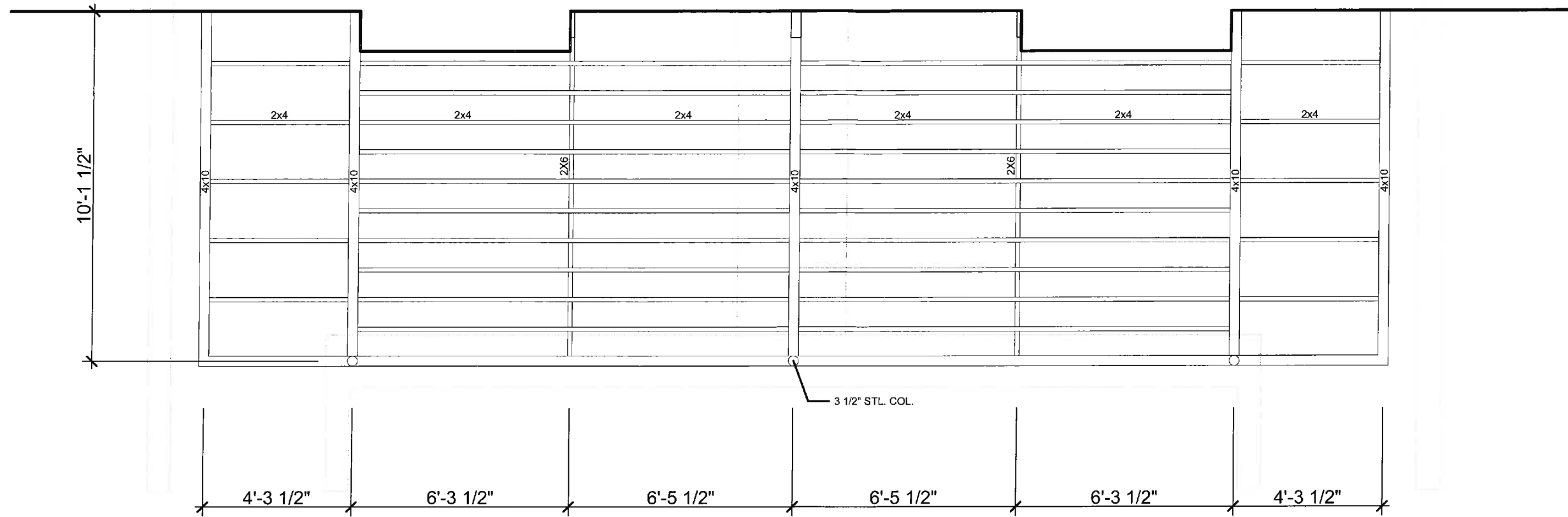


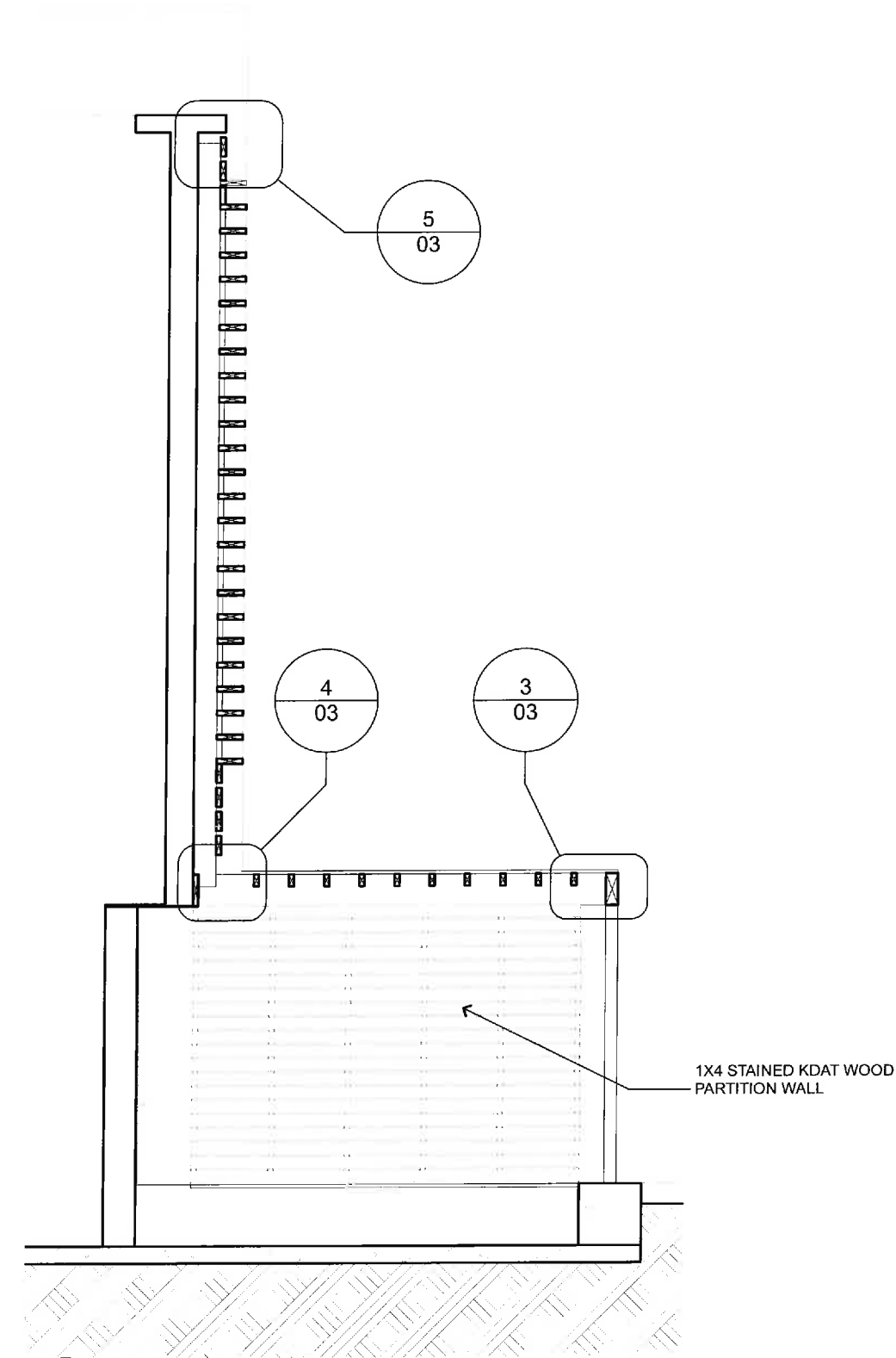
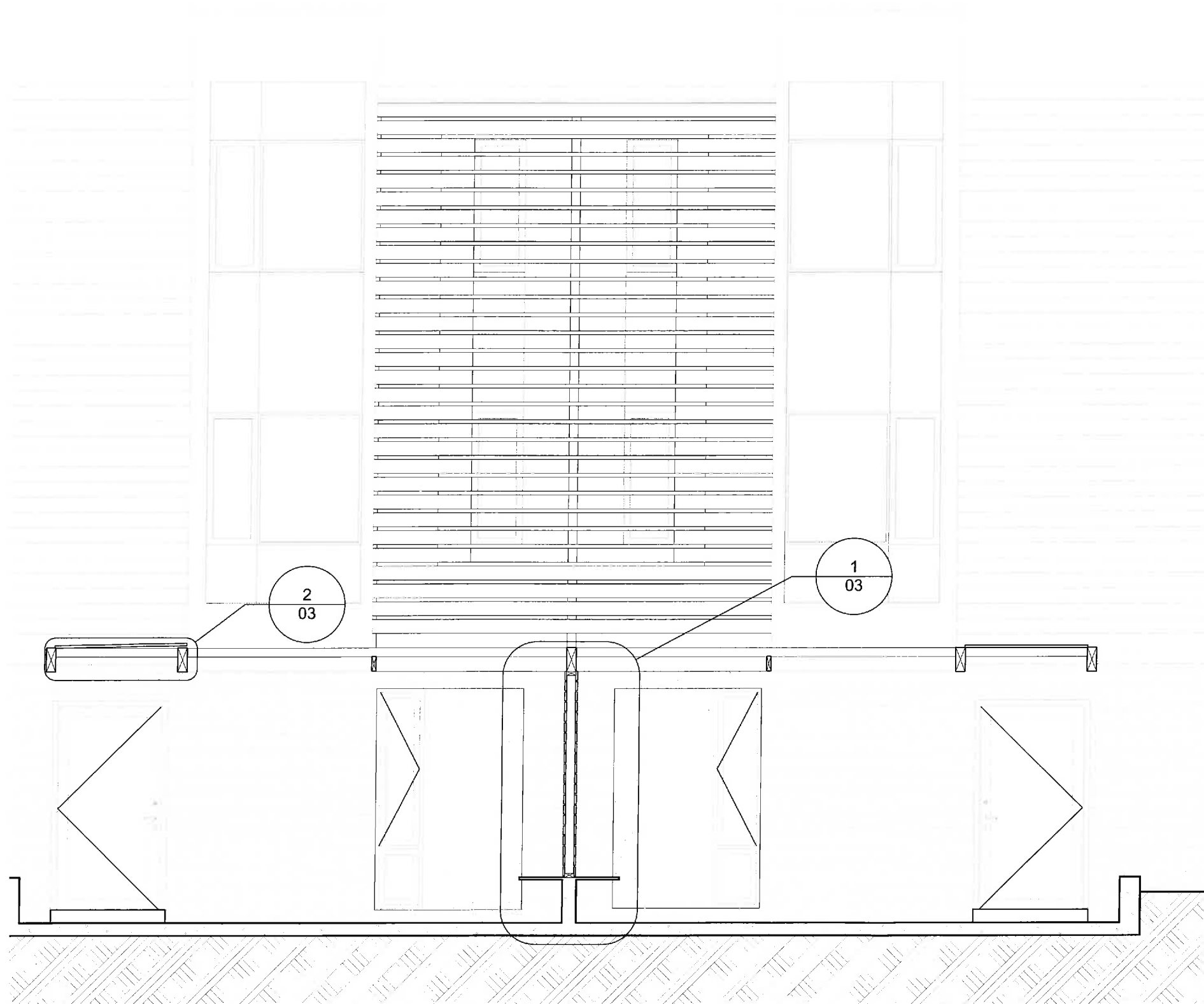
PERSPECTIVE



PLAN

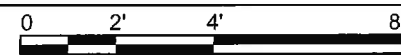
- CANOPY (ABOVE)
- CONC. WALL (+30" ABOVE GRADE MAX)
- CONC. STEPS





Long Trellis Section

SCALE: 1/4" = 1'-0"



Short Center Section

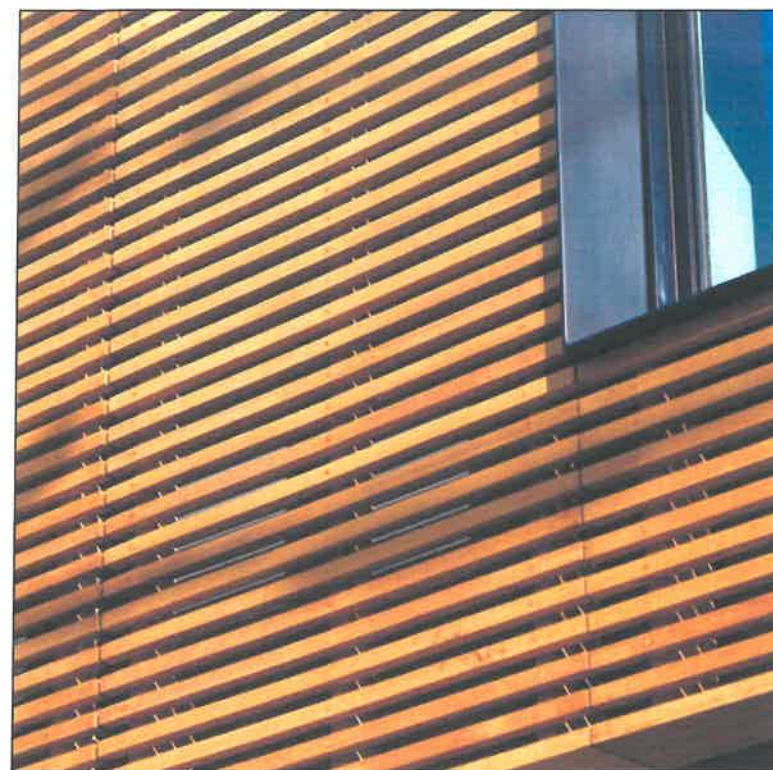
SCALE: 1/4" = 1'-0"



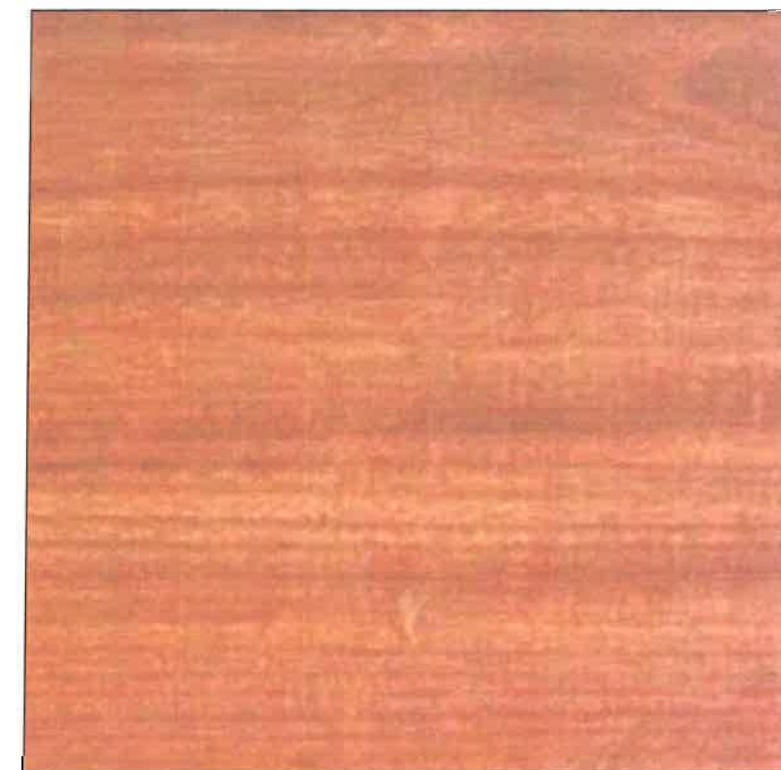
CLAY SIDING



HARDIE BOARD PANEL



WOOD SCREEN WALL



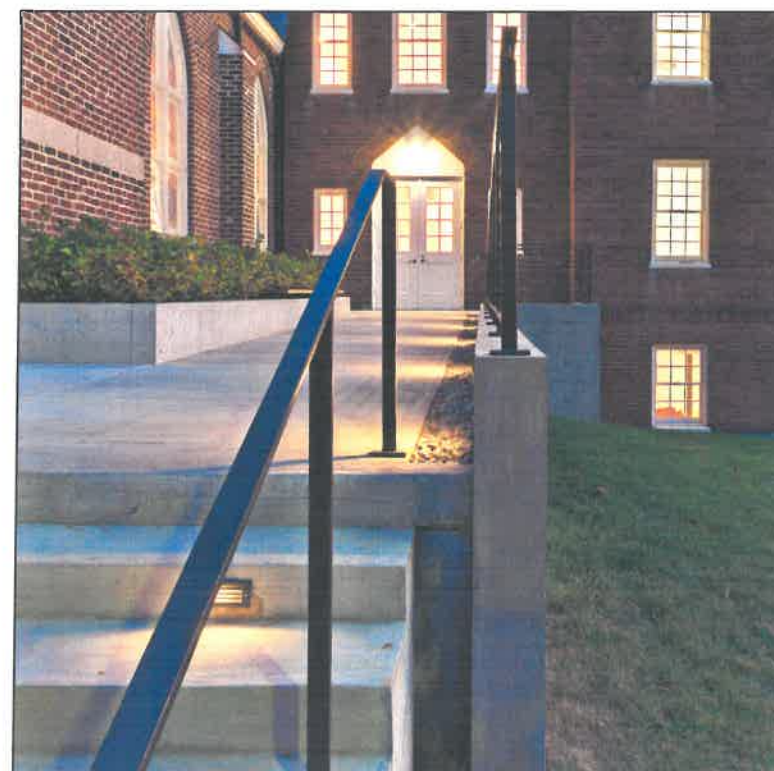
KDAT W/ PENOFIN STAIN - TAHOE



CLAY METAL ROOF



CONCRETE SEAT WALL



STEEL RAIL



MARVIN INTEGRITY WINDOW

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
November 15, 2016**



Certificate of Appropriateness Application

BAR 16-11-02

630 Park Street

Tax Parcel 520115000

Park Lane Properties, LLC, Owner/Paul Josey, Applicant

Landscape Plan

Background

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

May 17, 2016 - The BAR approved (7-0-1 with Graves recused) exterior renovations, including new roof, doors, windows, and siding as submitted.

Application

On Park Street a 24" high stone wall with entrance steps and piers will be preserved. The existing curved brick path from the steps to the courtyard will be replaced with a concrete walkway. An existing pole lamp will remain. In the front lawn area a Magnolia tree will be preserved, but three canopy trees will be replaced with two canopy trees, either Oak or American Elm. A new 3' boxwood hedge will be planted behind the stone wall, and a crushed stone path added as a border around the lawn. Large cherry laurel shrubs near Park Lane will be replaced with flowering shrubs.

The courtyard between the two buildings is proposed to be lowered by approximately 18" to give the lower level apartments more light. The courtyard will be extended 12 feet west of the current edge. Concrete seatwalls will retain the grade. ADA access will be provided from Park Lane to the courtyard. Within the courtyard a 6' wide path of permeable concrete pavers connects the front steps to the rear parking lot, which will be paved with asphalt. New stairs from the parking lot to the courtyard will be concrete. There are raised planters and a River Birch grove within the courtyard.

Along Park Lane the individual terraces will be expanded 2 feet towards Park Lane. 18" high seatwalls with a boxwood hedge behind them will replace the existing block walls. Slatted wood partition walls will replace the solid block walls between the courtyards. Two or three canopy trees will be planted along Park Lane.

The terraces on the north side will also have low seat walls and slatted wood partitions. The pergolas will be removed and not replaced.

The applicant has submitted a separate application to address building 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 Site Design and Elements

A. INTRODUCTION

...When making changes to a property within one of the historic districts, the entire site should be studied to better understand its original design and its context within its sub-area. When planning changes to a site in a historic district, create a new plan that reflects the site traditions of the area and that fits the scale of the lot. Consider using different types and scales of plantings that will create scale, define edges and enclose outdoor spaces of the site. The following sections provide more specific guidance.....

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.*

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.

The BAR may wish to review both applications, for the building changes and for the site and landscape changes, before taking action.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, 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 Track & 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 Strollo 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

RECEIVED

OCT 25 2016

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

NEIGHBORHOOD DEVELOPMENT SERVICES

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 PARK LANE PROPERTIES, LLC Applicant Name PAUL JOSEY
Project Name/Description APARTMENT BLDG LANDSCAPE Parcel Number 520115000
Project Property Address 630 PARK STREET

Applicant Information

Address: 310 2ND ST. SE STE. F
C-VILLE, VA 22902
Email: pjosey@wolfjosey.com
Phone: (W) 434-466-7472 (C)

Signature of Applicant

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

Signature [Handwritten Signature] Date 10/25/16
Print Name PAUL B. JOSEY Date 10/25/16

Property Owner Information (if not applicant)

Address: 707 EAST JEFFERSON ST.
C-VILLE, 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): SEE ATTACHED.

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

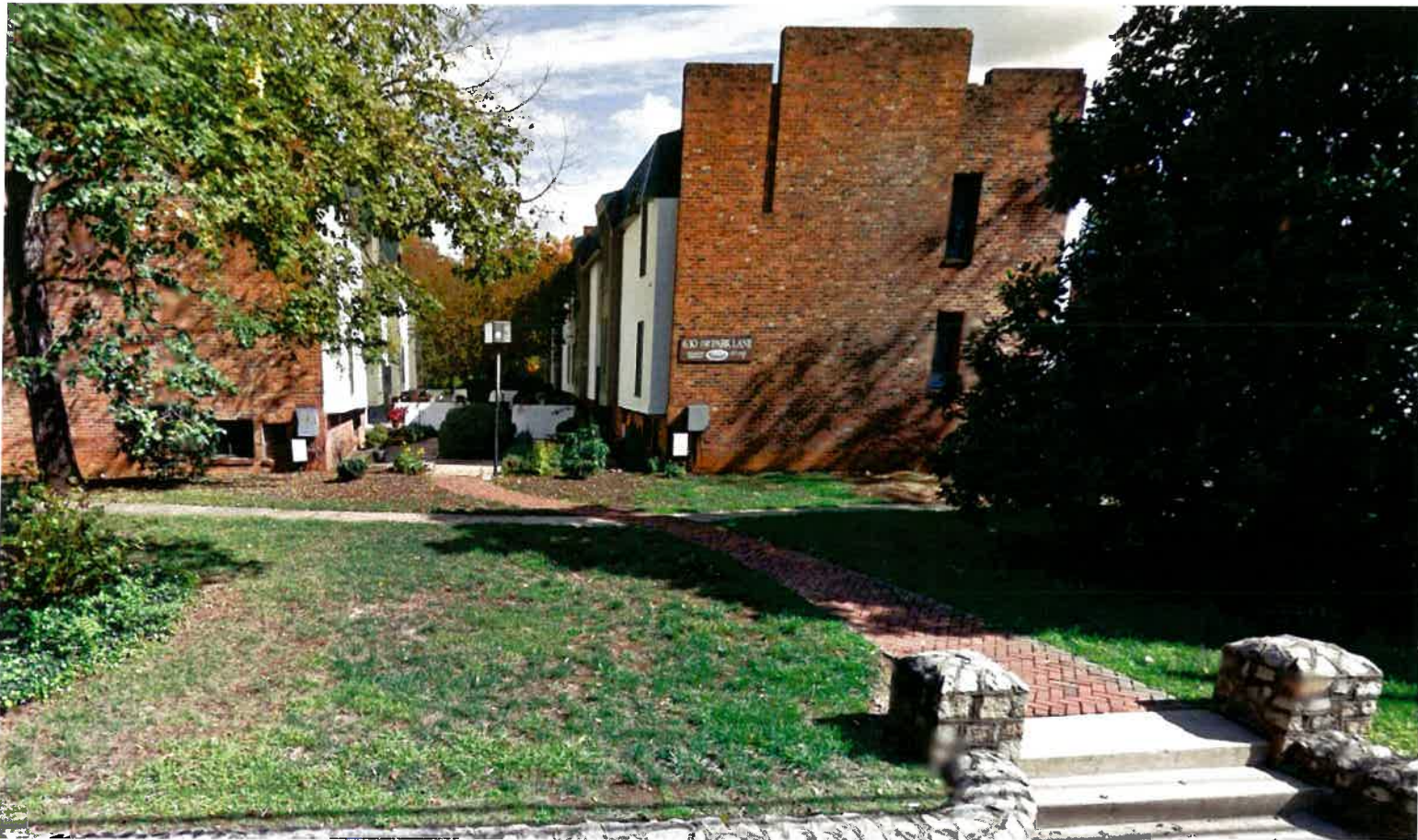
For Office Use Only
Received by: [Handwritten Signature]
Fee paid: \$125.00 Cash/Ck. # 1162
Date Received: 10/25/2016
Revised 2016
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____
P14-0165

Description of Existing Site

Park Lane apartments, constructed in 1965, are located on a former house site that was first listed on Sanborn insurance maps in 1920. A 24" high stone wall with entrance steps and piers along Park Street are the only apparent remnants from the earlier home site. The existing landscape along Park Street is an open lawn with a large magnolia at the south end and three canopy trees on the north side that are proposed to be removed due to their close proximity to the existing perimeter walls. A newer curved brick path connects the historic entrance steps to a central courtyard between the two buildings. The existing courtyard is modern in design with a series of painted block walls and planters distributed throughout the courtyard encouraging smaller gathering areas within the larger space. The terrace is currently paved with large concrete pavers which are in filled with brick where concrete pavers have been removed over time.

Smaller individual courtyards with wood pergolas are located on the north and south sides of the buildings and serve as the entrances the lower level apartments.

On the south side, along Park Lane, the courtyards are 6" to 18" below street level with 3' tall block walls separating the courtyards from the street and 8' solid walls between each courtyard. The courtyards on the north side of the building are accessed at grade from the parking lot and by steps on the west side of the building. The north courtyards are naturally darker due to their orientation and the existing partition walls and pergolas further block any light coming from the east and west.



Description of Proposed Work

Park Lane
10.25.16

Proposed Landscape Plan

Park Street entrance:

The landscape plan will maintain an open lawn along Park Street. A 3' boxwood hedge will be added to the top of the stone wall to provide enclosure to the lawn and a park-like space for the residents in front of the buildings. Crushed stone paths will provide a formal border around the lawn. The large southern magnolia will be preserved and two canopy trees will replace the existing canopy trees growing on or near the historic perimeter walls. The curved brick path will be replaced with a concrete path that leads directly to the central courtyard and ties into the overall circulation through the courtyard.

Central Courtyard:

To provide more light into the lower level apartments, the central courtyard will be lowered by up to 18". From Park Street, pedestrians will take three steps down into the central courtyard. The courtyard has been extended 12' west of the current edge of paving to create a clearer arrival zone that also receives pedestrians entering from Park Lane and the north side of the building. Concrete seatwalls will retain the grade. The Park Lane entrance will provide ADA access into the courtyard. Large cherry laurel shrubs at the corner of Park Street and Park Lane will be impacted by construction and removed. They will be replaced with lower flowering shrubs.

Within the central courtyard a series of 18" seatwalls and 30" cheekwalls at the building steps will frame informal gathering areas for the residents, adhering to the original design intent. A 6' wide path of permeable concrete pavers marks the primary circulation route through the courtyard and collects stormwater within the courtyard. At the heart of the courtyard, a grove of river birch trees planted in crushed stone provides an informal gathering area.

Individual Courtyards:

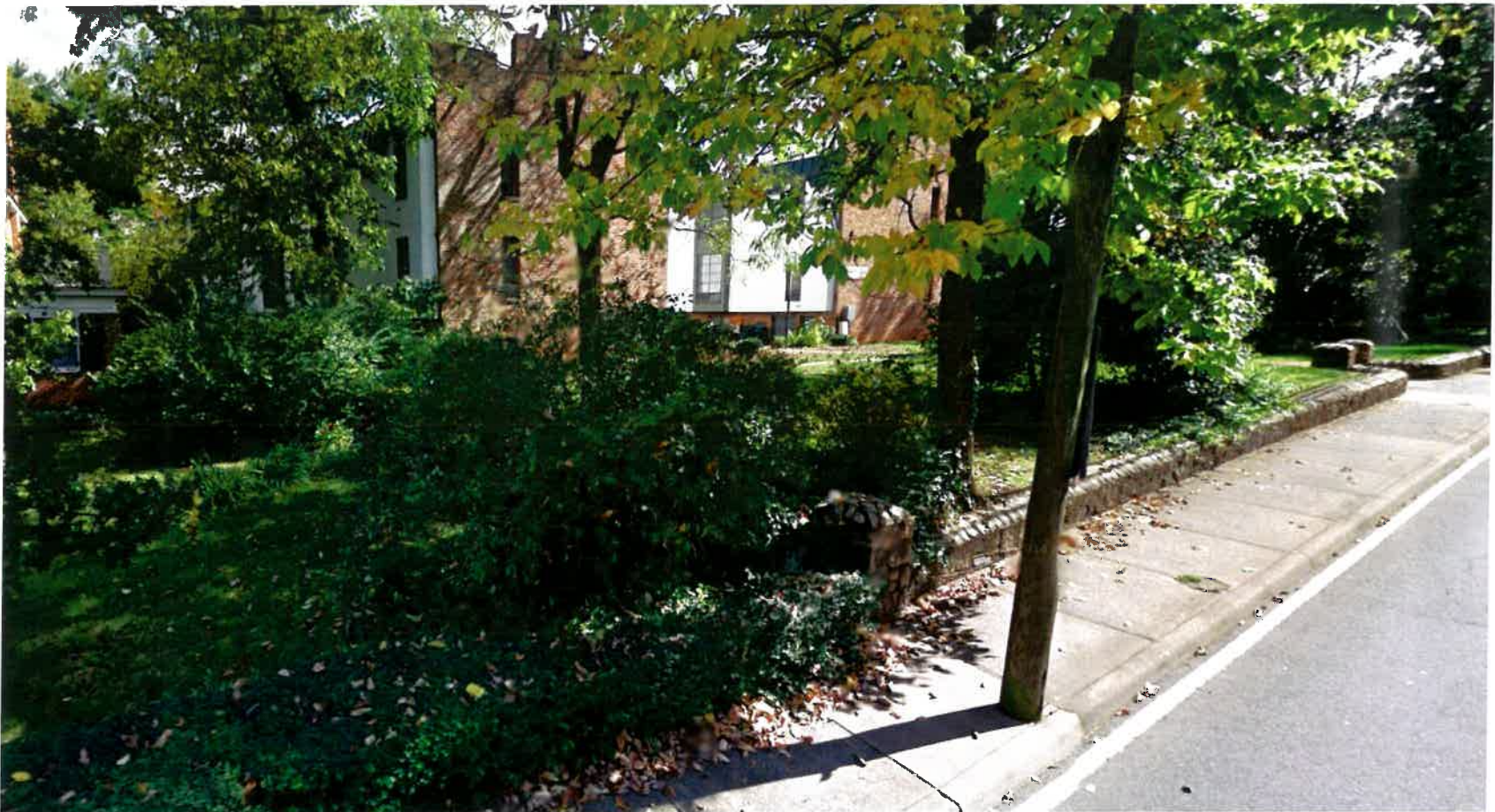
Along Park Lane, the south facing courtyards will be extend 2' towards Park Lane to create more functional terrace areas. 18" high seatwalls with a hedged backdrop will replace the block walls along the street and slatted wood partition walls will replace the solid block walls between the courtyards to allow more light and air flow. A bank of condenser units along the building will be screened with a 4' fence with planting in front.

The pergolas, which are shown in the architecture plans, and two to three canopy trees along Park Lane will shade the south side of the building.

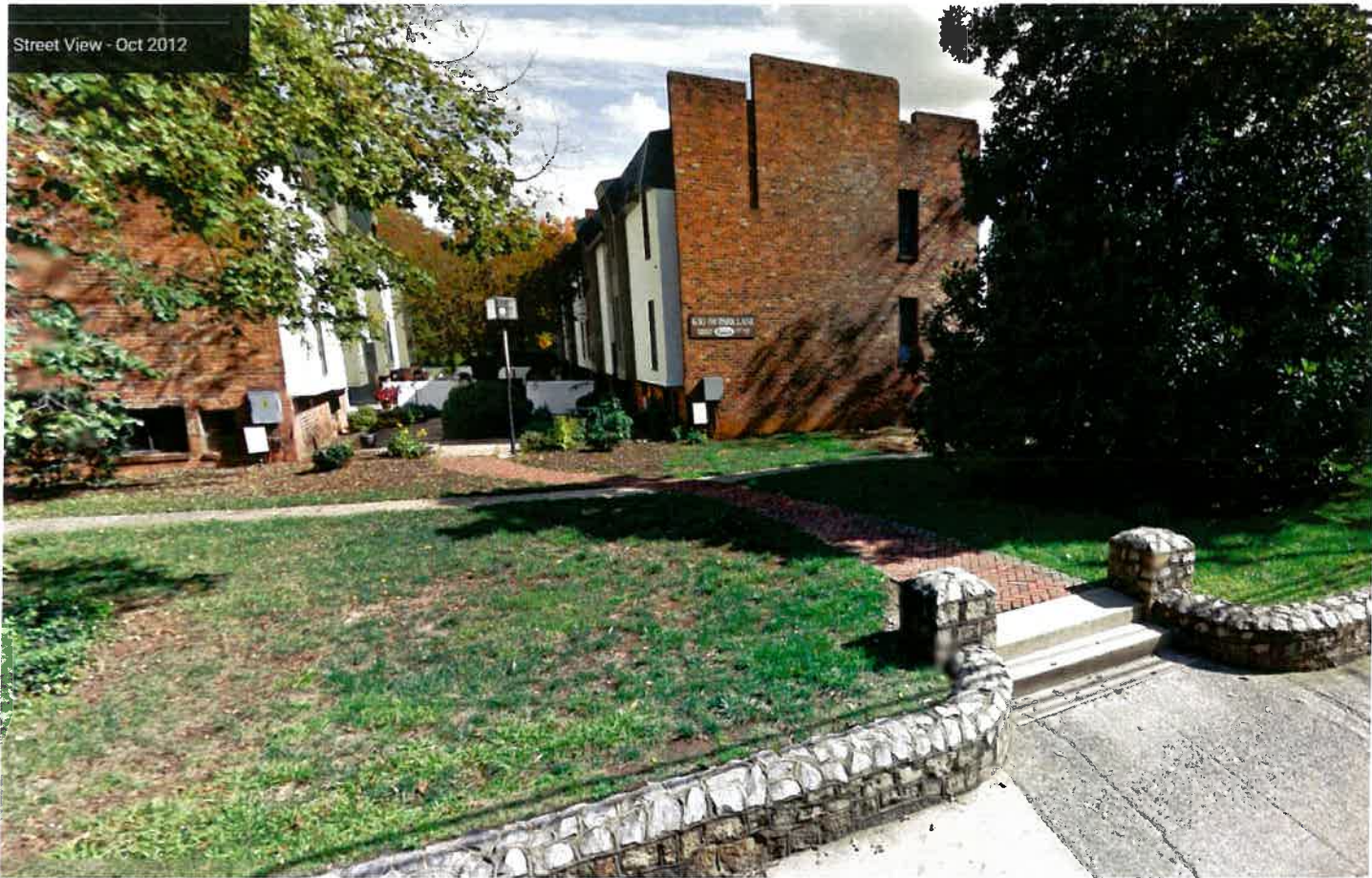
The north courtyards will implement a similar strategy of low seat walls and slatted wood partitions to provide more light and air flow. The pergolas on the north side will be removed. Approximately 3' of slatted wood fencing will be added to the top of the existing north property line walls to architecturally tie into the courtyards and give a more uniform perimeter edge.

Street and Parking:

The existing paved parking lot behind the buildings will be repaved in asphalt, removing the existing concrete dumpster pad. New stairs from the parking lot to the central courtyard will be concrete. The existing sidewalk along Park Lane may be widened by 18" toward the property line.



View southeast along Park Street showing evergreen hedge of adjacent property.



View southeast along Park Street into property.



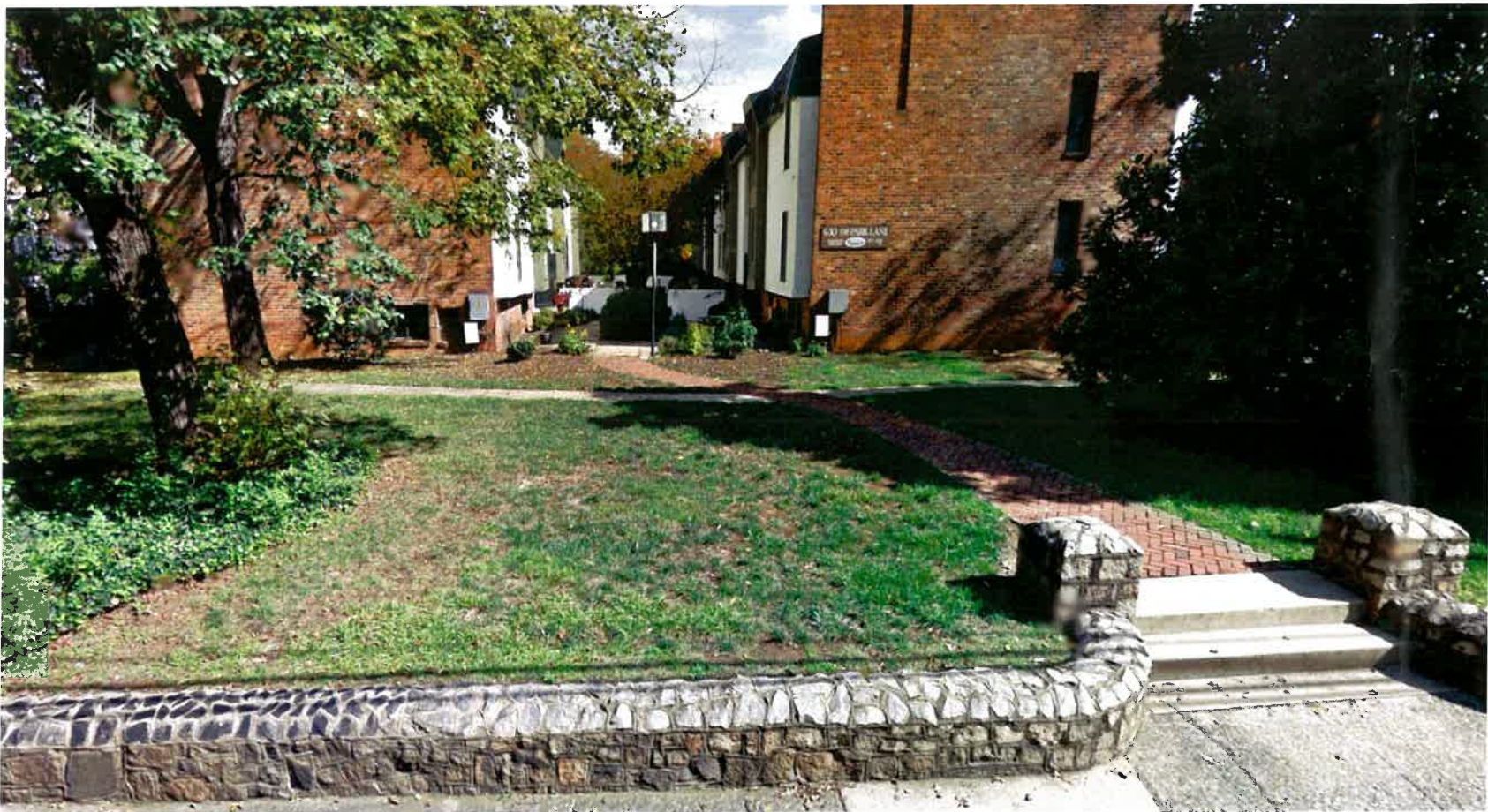
View south along Park Street showing landscape of neighboring property.



View south along Park Street of adjacent parcels.

SITE PHOTOS: Park Street and Adjacent Properties

Park Lane
10.25.16



View into central courtyard from Park Street. Existing stone wall and piers to remain.



Existing magnolia to be protected



Existing concrete and curving brick paths to be removed. Light fixtures to remain.



Existing 12" White ash tree to be removed over historic stone wall

SITE PHOTOS: Park Street and Entrance Court

Park Lane
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Looking Northeast at corner of Park Street and Park Lane



Park Lane Exterior with private courtyards



View West on Park Lane



View East on Park Lane

SITE PHOTOS: Park Lane

Park Lane
10.25.16



Existing Central Courtyard with site walls and raised planter



Existing paving a mix of concrete, exposed aggregate and brick



South courtyards off Park Lane



North courtyards facing site wall and back of neighbor's fence

SITE PHOTOS: Central & North/South Courtyards

Park Lane
10.25.16



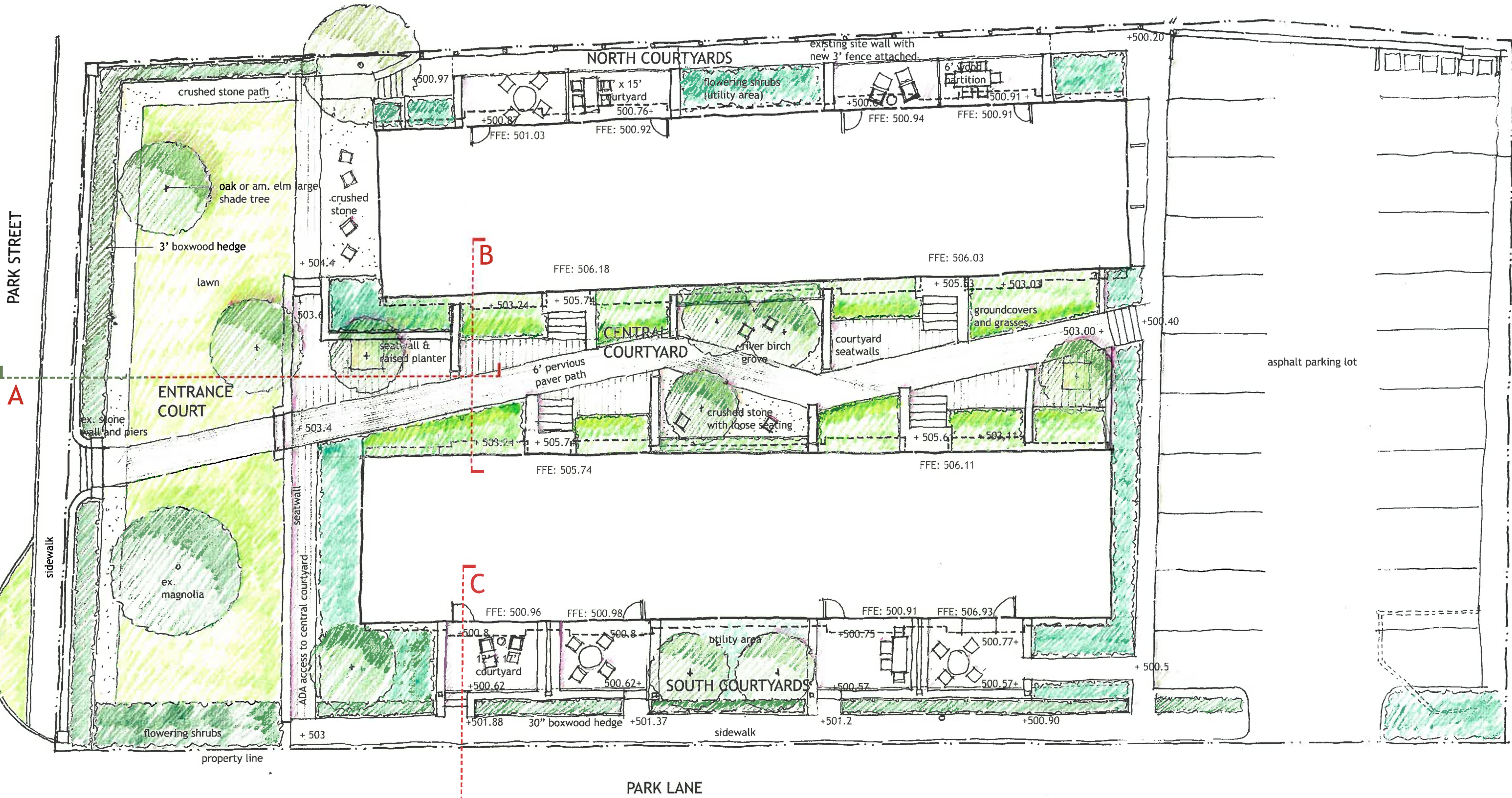
EXISTING AERIAL

Park Lane
10.25.16



AERIAL WITH PROPOSED LANDSCAPE

Park Lane
10.25.16



PARK STREET

A

B

C

PARK LANE



PROPOSED LANDSCAPE PLAN

Park Lane
10.25.16



PARK STREET

existing stone wall, pier
and concrete steps

open lawn with native
shade trees

proposed concrete steps and seatwall:
12'-18" below existing grade



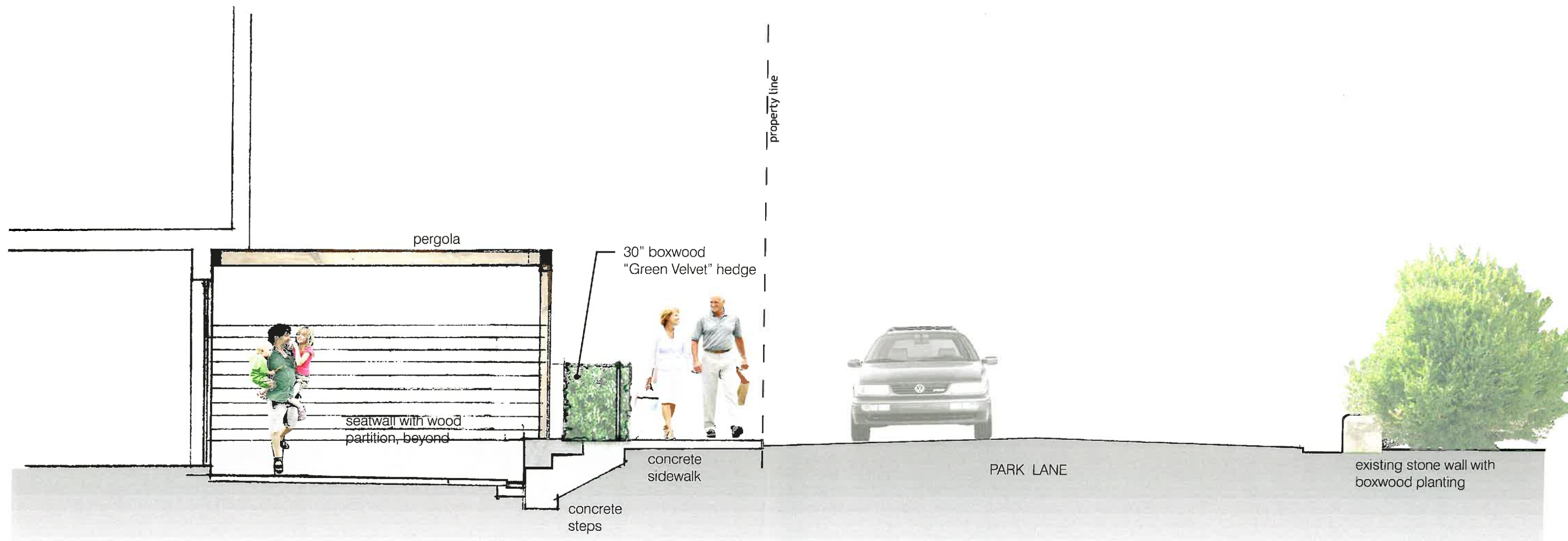
Section A: Front Lawn along Park Street

Park Lane
10.25.16



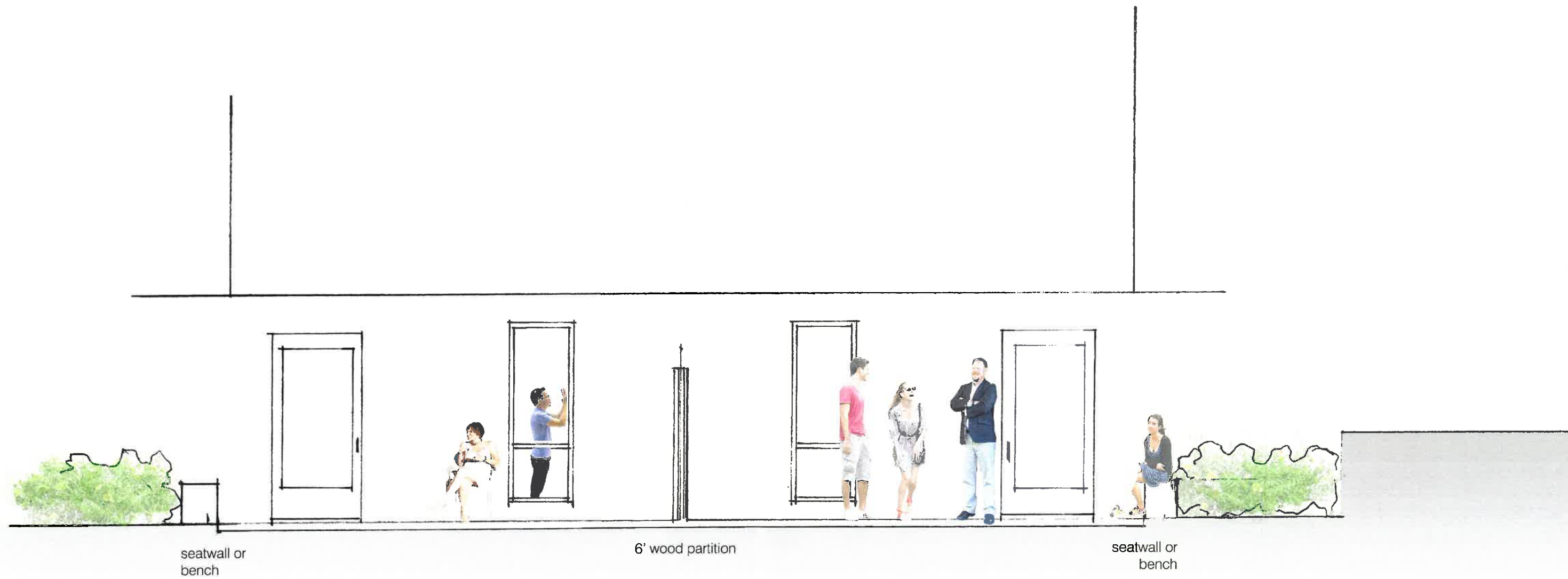
Section B: Central Courtyard

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Section C: Courtyards along Park Lane

Park Lane
10.25.16



Elevation: North Courtyards

Park Lane
10.25.16