

From: Scala, Mary Joy
Sent: Thursday, November 17, 2016 5:00 PM
To: greg@wpluswdesign.com
Subject: BAR Action - 513 14th Street NW - Nov 15, 2016

November 17, 2016

Greg Winkler
200 West 12th Street
Waynesboro, VA 22980

RE: Certificate of Appropriateness Application

BAR 16-03-03
513 14th Street NW
Tax Parcel 050087000
Lane Bonner, Owner/Wassenaar & Winkler Architects, Gregory Winkler, Applicant
Two Story/Attic Additions – Final Details – Landscape Plan and Railings

Dear Applicant,

The above referenced project was 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 New Construction and Additions and for Site Design, Mr. Balut moved to find that the proposed landscape plan and railings satisfy the BAR's criteria and guidelines and is compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC district, and that the BAR approves the application with the following modification : that a second street tree is added to the front of the property, with the stipulation that the street tree be an appropriate shade tree for the street. Ms Knott 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

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



Certificate of Appropriateness Application

BAR 16-03-03

513 14th Street NW

Tax Parcel 050087000

Lane Bonner, Owner/Wassenaar & Winkler Architects, Gregory Winkler, Applicant

Two Story/Attic Additions – Final Details – Landscape Plan and Railings

Background

This property is a contributing structure in the Rugby Road-University Circle-Venable Neighborhood ADC district. (However, 14th Street NW has never been added to the National Register District nearby). The Colonial Revival house was built ca. 1925. The house is nicely detailed and well-maintained (Historic survey attached).

March 15, 2016 – Mohr moved to find that the proposed addition does not satisfy the BAR’s criteria and guidelines, because of its size, and is not compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC district, and that the BAR does not approve the application as submitted. Schwarz seconded. Motion passes (4-2-1, with Keesecker and Graves opposed, and Balut abstained)

May 2, 2016 – City Council overturned (3-2, with Fenwick and Szakos opposed) the BAR’s decision to deny the addition, and stipulated that the applicant should return to the BAR for approval of unresolved items, which may include a landscape plan, window specifications, and eave details.

June 21, 2016 - Mohr moved to find that the proposed addition satisfies the BAR’s criteria and guidelines and is compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC district, and that the BAR approves the application as submitted with the following provisos:

The BAR would like to see:

- A sample of the brick as proposed
- Either alternate ramp plans or see the project go to a walkway with a lift – the objective being to keep as many of the existing trees as possible
- A finished landscape plan with larger trees and more plants that mimic what is already going on in the district

Balut seconded. Motion approved (7-1 with Sarafin opposed).

July 19, 2016 - the BAR approved the application with the following provisos: a landscape plan, and the detailing of the railing found on the North side of the building to come back for administrative approval. The brick and the ADA lift are approved as submitted. Schwarz seconded. Motion passed (7-0).

Application

The applicant is seeking approval of two remaining conditions that staff was unable to resolve with the BAR via email.

- A landscape plan, and
- detailing of the railing found on the North side of the building.

The proposed railing along the walkway and stairs on the north side matches the balcony railings on the rear of the addition. It is guardrail height, 3'-6", constructed of wood in a Chippendale design and is painted to match the building trim.

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 Review Guidelines for New Construction and Additions

M. MATERIALS AND TEXTURES

11. All exterior trim woodwork, decking and flooring must be painted, or may be stained solid if not visible from public right-of-way.

Pertinent Design 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.*

Discussion and Recommendations

In August staff received four positive votes regarding the railing; no concerns were expressed at that time. The railing is appropriate in staff opinion, although a dark paint color such as black or Charleston Green would also be appropriate.

Five responses were received at that time regarding the landscape plan. One member requested a professionally-designed, high-quality plan that complements the professionally designed, high quality architectural design. It was suggested that the applicant consult with professional landscape architecture firm instead of relying on a landscaping contractor. Three others deferred to that opinion. The fifth member who responded said the foundation plantings and lift screen were generally OK, but they wanted street trees that were not columnar, that would shade the sidewalk.

The applicant has engaged Land Planning and Design to prepare the plan. They note that utility lines preclude the street trees previously proposed.

The current plan proposes to remove three trees from the rear parking area, and two trees from the south side yard. Four existing trees in the north side yard will be maintained. (see landscape plan dated July 12, 2016 with existing trees circled).

The proposed plan adds two shade trees: a River Birch near the front, and a Tulip Polar on the north side yard. In addition, the plan adds 3 Sweetbay Magnolias on the south side yard, and evergreen trees and shrubs.

Zoning requires at least 2 street trees; the River Birch would count as one. Public Works requires at least 5 feet separation between a City maintained utility line (including a gas lateral) if a root barrier is installed; 10 feet minimum without a root barrier.

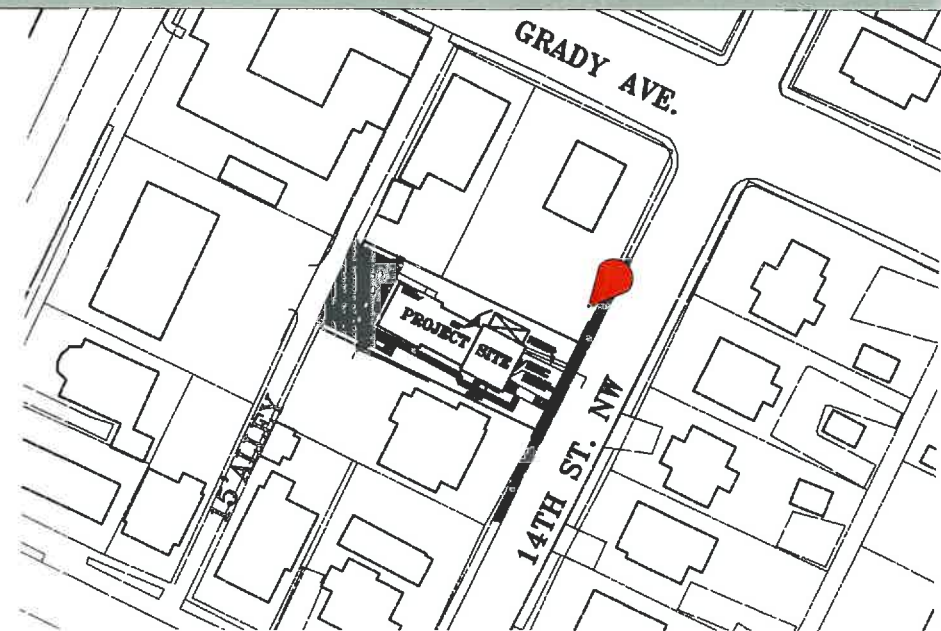
Staff recommends that the applicant figure out a way to add a second street tree.

Suggested Motions

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions and for Site Design, I move to find that the proposed landscape plan and railings satisfy the BAR's criteria and guidelines and is compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC district, and that the BAR approves the application as with the following modifications....



PERSPECTIVE - VIEW A



VIEW MAP

1" = 100'

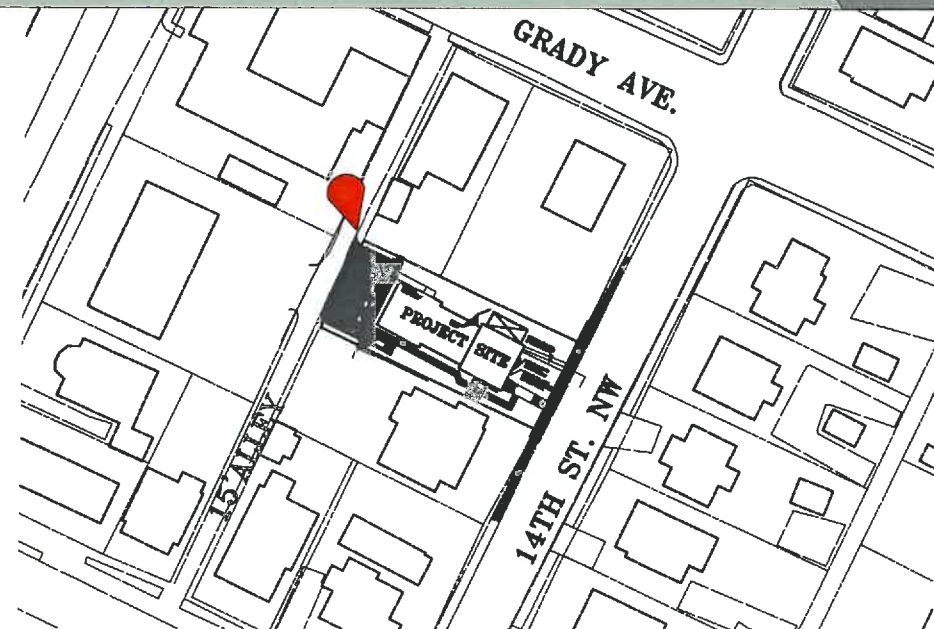
513 14th Street NW
Charlottesville, VA 22903

A2

October 25, 2016



PERSPECTIVE - VIEW B



VIEW MAP

1" = 100'

513 14th Street NW
Charlottesville, VA 22903

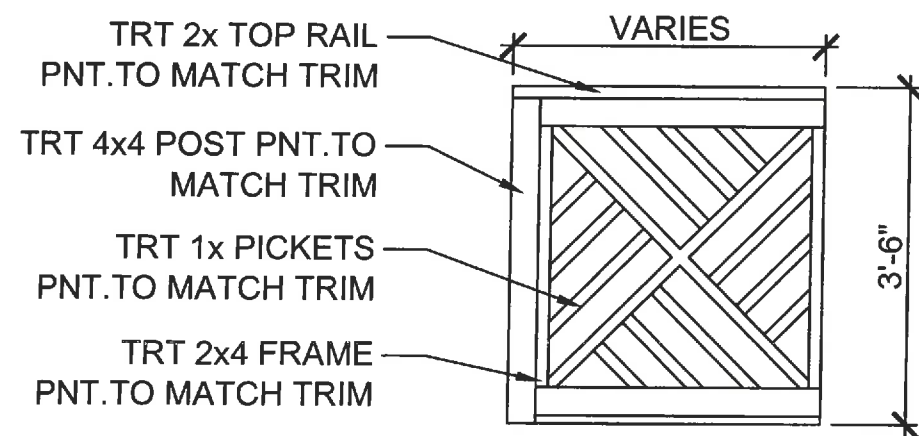
A3

October 25, 2016



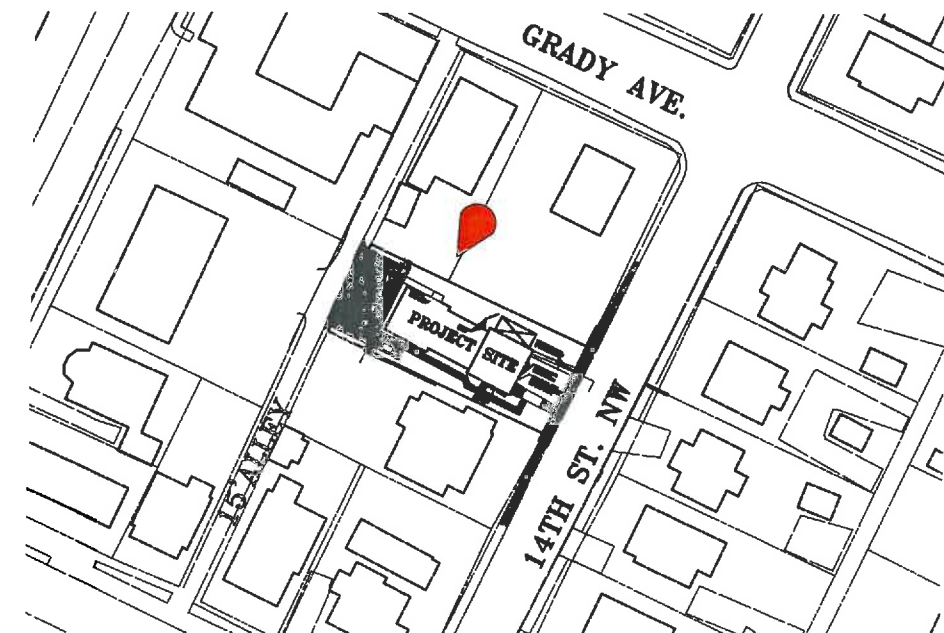
EXTERIOR ELEVATION - NORTH

513 14th Street NW
Charlottesville, VA 22903



RAIL DETAIL - ELEVATION

1/2" = 1'-0

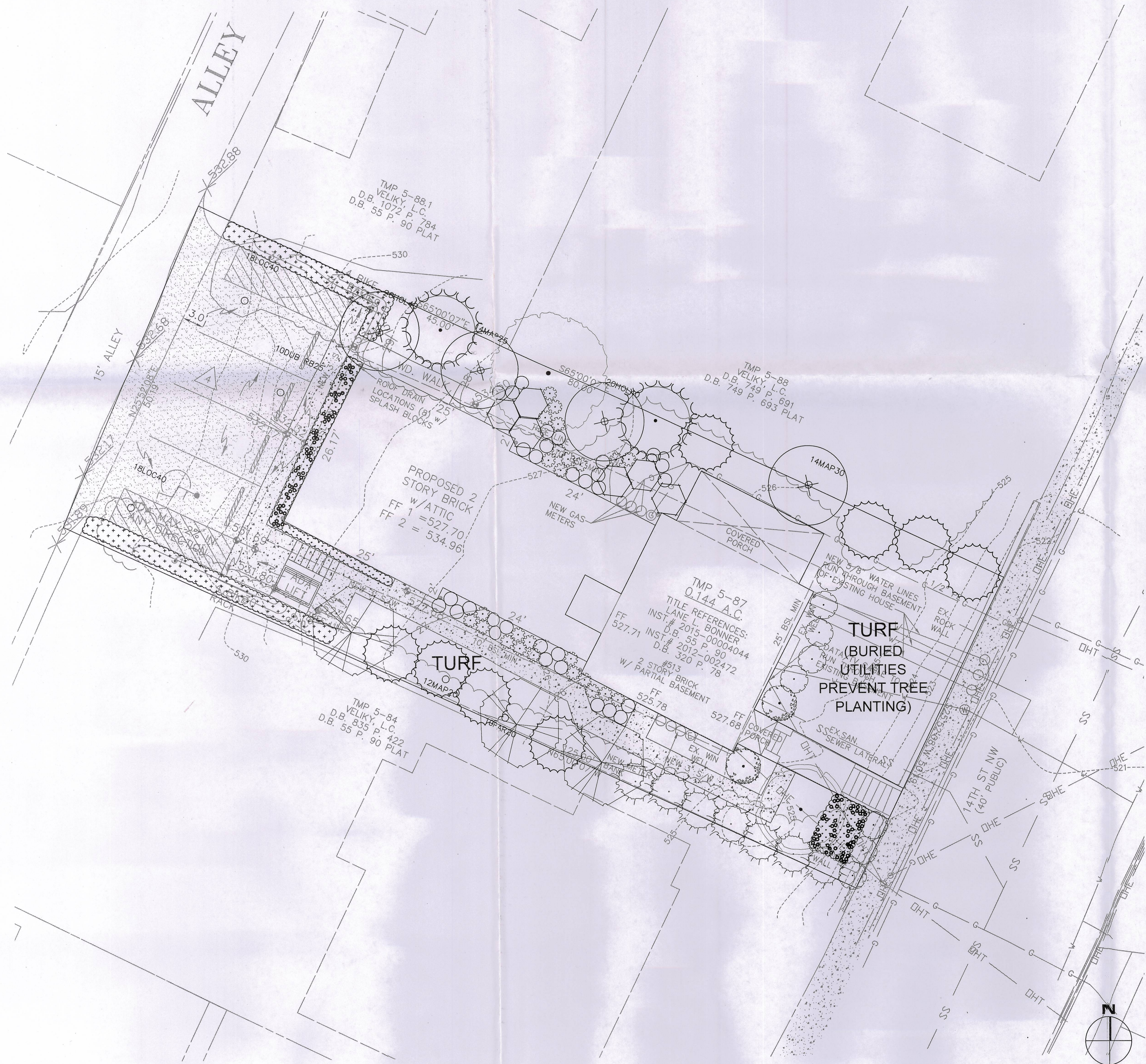


VIEW MAP

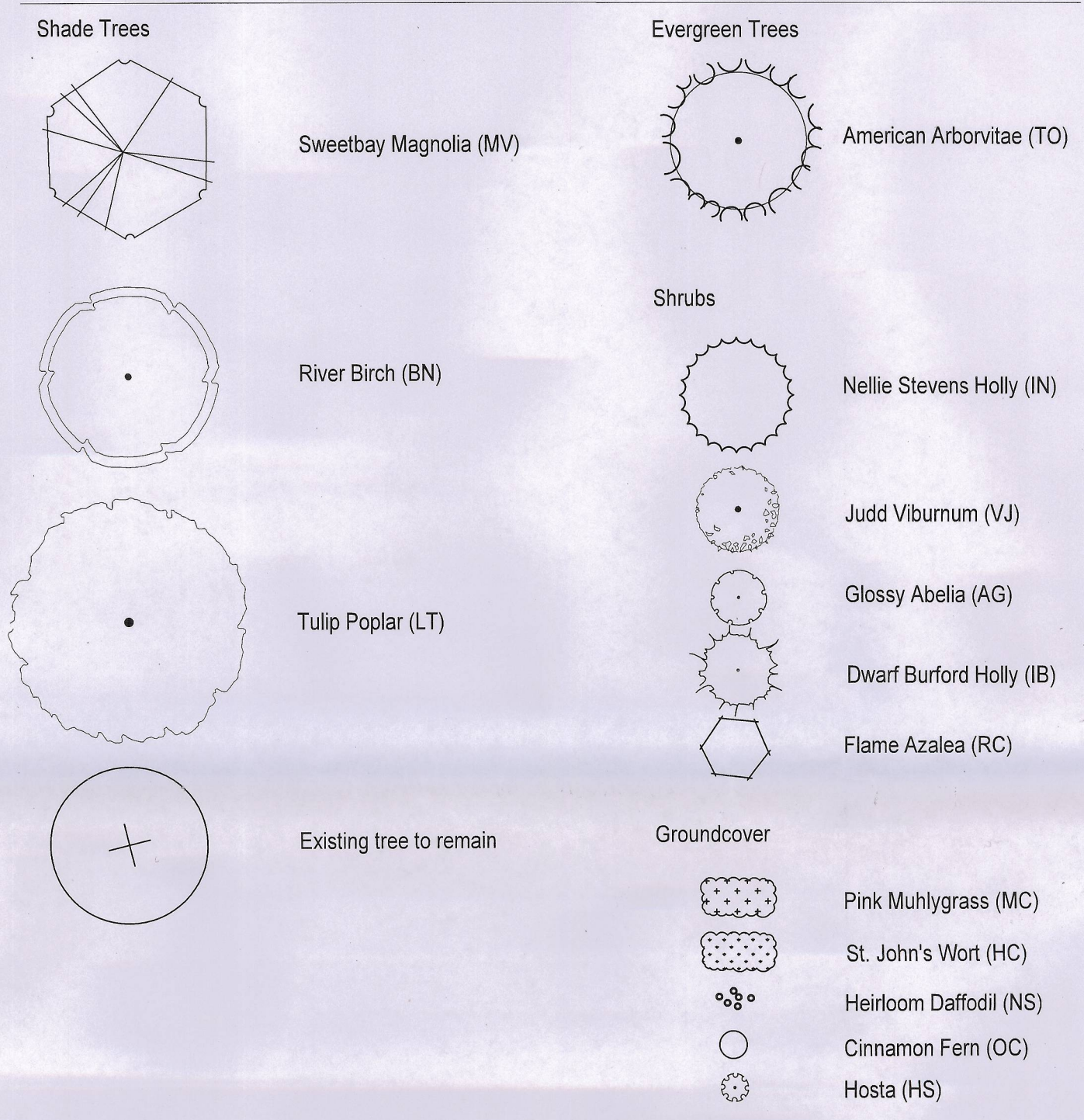
1" = 100'

A4

October 25, 2016



PLANT LEGEND



PLAN KEY	SCIENTIFIC NAME	COMMON NAME (PAY ITEMS)	QTY.	UNIT	SIZE	SPACING	CONDITION	COMMENTS
Shade Trees								
BN	Betula nigra 'Heritage'	Heritage River Birch	1	EA	3"-3.5" cal.	AS SHOWN ON PLANS	B&B	Single Leader, Full Branching
LT	Liriodendron tulipifera	Tulip Poplar	1	EA	3"-3.5" cal.	AS SHOWN ON PLANS	B&B	Single Leader, Full Branching
Ornamental Trees								
MV	Magnolia virginiana	Sweetbay Magnolia	3	EA	7'-8'	AS SHOWN ON PLANS	B&B	Uniform Size and Shape
Evergreen Trees								
TO	Thuja occidentalis	American Arborvitae	2	EA	7'-8'	AS SHOWN ON PLANS	B&B	Uniform Size and Shape
Shrubs								
AG	Abelia grandiflora	Glossy Abelia	8	EA	15"-18"	4' O.C.	#3 CONT.	Uniform Size & Shape
IB	Ilex cornuta 'Burfordii'	Burford Holly	7	EA	18"-24"	3' O.C.	#3 CONT.	Uniform Size & Shape
IN	Ilex 'Nellie R. Stevens'	Nellie Stevens Holly	8	EA	4'-5'	AS SHOWN ON PLANS	#10 CONT.	Uniform Size & Shape
RC	Rhododendron calendulaceum	Flame Azalea	6	EA	18"-24"	5' O.C.	#3 CONT.	Uniform Size & Shape
VD	Viburnum juddii	Judd Viburnum	2	EA	18"-24"	AS SHOWN ON PLANS	#3 CONT.	Uniform Size & Shape
Groundcovers								
HC	Hypericum calycinum	St. John's Wort	134	EA		12" O.C.	#1 CONT.	
HS	Hosta sp.	Hosta	25	EA		24" O.C. (AS SHOWN)	#1 CONT.	
MC	Muhlenbergia capillaris	Pink Muhlygrass	90	EA		18" O.C.	#1 CONT.	
NS	Narcissus sp.	Heirloom Daffodil (White)	110	EA		12" MIN.	#1 CONT.	Random clumps of 4-7 bulbs
OC	Osmunda cinnamomeum	Cinnamon Fern	31	EA		24" O.C. (AS SHOWN)	#1 CONT.	

Landscape Requirements	
Area of Disturbance = 0.13 acres = 5,500 sf	
Required Tree Canopy Coverage = 550 sf (10%)	
Achieved Tree Canopy Coverage = 1,772 sf (32%)	
Preserved Trees	
1 Maple	195 sf
1 Ash	322 sf
2 Hollies (56 sf each)	112 sf
Proposed Trees	
3 Sweetbay Magnolia (113 sf each)	339 sf
1 Riverbirch	397 sf
1 Tulip Poplar	387 sf
2 Arborvitae (10 sf each)	20 sf
TOTAL PROPOSED COVERAGE	1,772 sf

1 PLANTING PLAN
scale: 1"=10'-0"

2 PLANTING LEGEND AND SCHEDULE
scale: NTS