

## Lasley, Timothy G

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**From:** Lasley, Timothy G  
**Sent:** Wednesday, June 19, 2019 3:56 PM  
**To:** imiller@brw-architects.com  
**Cc:** Werner, Jeffrey B  
**Subject:** BAR Action - June 18, 2019 - 506 Park Street

June 19, 2019

### **Certificate of Appropriateness**

BAR 19-03-08  
506 Park Street  
Tax Parcel 530123000  
Presbyterian Church Ch'ville Trust, Owner/Isaac Miller, Applicant  
New entrance and ADA ramp

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on June 18, 2019. The following action was taken:

**Approved on the consent agenda. Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and Site Design and Elements, I move to find that the proposed new entrance and ADA ramp modifications satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted.**

If you would like to hear the specifics of the discussion, the meeting video is on-line at:

[http://charlottesville.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=1370](http://charlottesville.granicus.com/MediaPlayer.php?view_id=2&clip_id=1370)

This certificate of appropriateness shall expire in 18 months (December 18, 2020), 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. 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 either myself, or Jeff Werner at 434-970-3130 or [wernerjb@charlottesville.org](mailto:wernerjb@charlottesville.org).

Sincerely yours,  
Tim Lasley

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**Tim Lasley**

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**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
June 18, 2019**



**Certificate of Appropriateness Application**

BAR 19-03-08

506 Park Street

Tax Parcel 530123000

Presbyterian Church Ch'ville Trust, Owner/Isaac Miller, Applicant

New entrance and ADA ramp

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**Background**

Constructed in 1955, the First Presbyterian Church is a contributing property in the North Downtown ADC District. Built in the Colonial Revival style, this church is based on James Gibbs' 1722 Saint Martin-in-the-Fields in London. (Historic Survey attached.)

**Prior BAR Actions**

March 19, 2019 – The BAR found the proposed new entrance and ADA ramp satisfy the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves the application as submitted with the proviso that the applicant explore the color of the trim further, and take another look at the downspout placement. Schwarz seconded. Approved (8-0.)

**Application**

Applicant submitted:

- Applicant submittal dated May 16, 2019: proposed ADA entrance at 8<sup>th</sup> Street.

Request to revise previously approved (March 2019) ADA entrance and ramp.

- Reduce the width of the north landing
- Eliminate the benches
- Install railing at north side of landing
- Eliminate one stair riser
- Modify entrance; eliminate painted surround at window
- Trim at entrance to match existing elsewhere at the church; downspout now enclosed within trim feature

**Discussion**

Staff finds the modifications appropriate.

### **Suggested Motions**

Approval: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and Site Design and Elements, I move to find that the proposed new entrance and ADA ramp modifications satisfy the BAR's criteria 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...)

Denial: Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, and Site Design and Elements, I move to find that the proposed new entrance and ADA ramp do not satisfy the BAR's criteria and are not compatible with this property and other properties in the Downtown ADC District, and that the BAR denies the application as submitted.

### **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;
- (7) Any applicable provisions of the City's Design Guidelines.

#### **Pertinent Guidelines on New Construction and Additions**

##### **I. WINDOWS & DOORS**

- 1) The rhythm, patterns, and ratio of solids (walls) and voids (windows and doors) of new buildings should relate to and be compatible with adjacent historic facades.
  - a) The majority of existing buildings in Charlottesville's historic districts have a higher proportion of wall area than void area except at the storefront level.
  - b) In the West Main Street corridor in particular, new buildings should reinforce this traditional proportion.
- 2) The size and proportion, or the ratio of width to height, of window and door openings on new buildings' primary facades should be similar and compatible with those on surrounding historic facades.

- a) The proportions of the upper floor windows of most of Charlottesville’s historic buildings are more vertical than horizontal.
- b) Glass storefronts would generally have more horizontal proportions than upper floor openings.
- 3) Traditionally designed openings generally are recessed on masonry buildings and have a raised surround on frame buildings. New construction should follow these methods in the historic districts as opposed to designing openings that are flush with the rest of the wall.
- 4) Many entrances of Charlottesville’s historic buildings have special features such as transoms, sidelights, and decorative elements framing the openings. Consideration should be given to incorporating such elements in new construction.
- 5) Darkly tinted mirrored glass is not an appropriate material for windows in new buildings within the historic districts.
- 6) If small-paned windows are used, they should have true divided lights or simulated divided lights with permanently affixed interior and exterior muntin bars and integral spacer bars between the panes of glass.
- 7) Avoid designing false windows in new construction.
- 8) Appropriate material for new windows depends upon the context of the building within a historic district, and the design of the proposed building. Sustainable materials such as wood, aluminum-clad wood, solid fiberglass, and metal windows are preferred for new construction. Vinyl windows are discouraged.
- 9) Glass shall be clear. Opaque spandrel glass or translucent glass may be approved by the BAR for specific applications.

**Pertinent Guidelines for Site Design and Elements**

**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.



Design approved by BAR March 19, 2019



Proposed modifications

Reduce width of north landing; eliminate benches; modify entrance elevation.

**First Presbyterian, Park Street**

ADA Entrance at 8th Street

May 17 2019



Modified elevation to mimic existing trim at other entrances.