

February 2021 BAR Decision

Watkins, Robert <watkinsro@charlottesville.gov>

Thu 2/18/2021 2:58 PM

To: jen greenhalgh <jen.parham@gmail.com>

Cc: Werner, Jeffrey B <wernerjb@charlottesville.gov>

Certificate of Appropriateness Application

BAR 21-02-02

636 Park Street

Tax Parcel 520113000

Jennifer and Blakeley Greenhalgh, Owners and Applicants

New fence

Dear Jennifer,

On Wednesday, February 17, the Charlottesville Board of Architectural Review reviewed the above-referenced project. Please find the BAR's motion below:

Carl Schwarz moves: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed fence at 636 Park Street satisfies the BAR's criteria and is compatible with this property and other properties in the North Downtown ADC District, and that the BAR approves either a metal fence per the application or a wood picket fence to be painted, both fences to be under 4-feet tall. If a wood fence is selected, the picket spacing should approximate spacing of pickets on porch railing.

Ron Bailey seconds motion.

Motion passes (7-1, Breck Gastinger opposed).

Please let me know if you have any further questions!

All the best,

Robert

Robert Watkins
Assistant Historic Preservation and Design Planner
Neighborhood Development Services
PO Box 911
Charlottesville, VA 22902

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
February 17, 2021**



Certificate of Appropriateness Application

BAR 21-02-02

636 Park Street, Tax Parcel 520113000

Owner/Applicant: Jennifer and Blakeley Greenhalgh

Project: New fence



Background

Year Built: 1950

District: North Downtown ADC District

Status: Contributing

This two-story, five-bay brick house was constructed by Harry Munson in 1950 in the Colonial Revival style. The landmark survey is attached.

Prior BAR Reviews

(See appendix)

Application

- Applicant Submittal: Jennifer Greenhalgh submittal, dated January 25, 2021: Site plan, photo of existing site conditions, photos of preferred fence option and alternative fence option.

CoA for the construction of a fence on the inside perimeter of the skip laurel hedge that lines the property's frontage along Park Street and Evergreen Avenue. Applicant prefers 48" high vertical panel wood fence, but also proposes a 48" high metal fence as an alternative option.

Discussion

Staff finds the proposed fencing to be appropriate, with a preference towards Fence Option 2 (metal fence). Metal fences are a more common fence type along Park Street (see photos below):



Figure 1: Metal fence at 728 Park Street. Image from Google Street View, 2019.



Figure 2: Metal fence at 620 Park Street. Image from Google Street View, 2017

Suggested Motions

Approval: Having considered the standards set forth within the City Code, including the ADC District Design Guidelines, I move to find that the proposed fence at 636 Park Street satisfies the BAR’s criteria and is 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 the ADC District Design Guidelines, I move to find that the proposed fence at 636 Park Street does not satisfy the BAR’s criteria and is not compatible with this property and other properties in the North Downtown ADC District, and that for the following reasons 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 for Site Design include:

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.

APPENDIX

Prior BAR reviews

June 17, 2008 - BAR approved (9-0) the application (for shutters; enlarged rear porch; garage windows, door and siding; rear patio; new walkway; remove front boxwoods; remove rear 2 pines and ginkgo; replace rear drive with pavers) with the condition that the ginkgo remains. Submit the driveway pavement pattern and material to staff for approval. Informal suggestion: shutters should overlap window casing to appear to be hung.

August 16, 2011 – BAR denied (6-0) painting the unpainted brick house and approved (6-0) the proposed removal of the Sugar Maple and its replacement and the landscape plan as submitted. NOTE: As a friendly suggestion, the applicant should consider planting 2 trees in the front yard. The following species were recommended: Sugar Maple, American Beech, Willow Oak, Red Oak or White Oak.

May 2014 – As a consent agenda item, BAR approved (9-0) the conversion of a concrete-block garage in the rear into a cottage. This project entailed the installation of HardiePlank siding, new doors and windows, and a new canopy over the entry doors.

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 636 Park Street
 Map and Parcel: 52-113
 Census Track & Block: 3-405
 Present Owner: Fred Wood, Jr.
 Address: 636 Park Street
 Present Use: Residence
 Original Owner: Angelos Makris
 Original Use: Residence

BASE DATA

Historic Name: Munson House
 Date/Period: 1950
 Style: Colonial Revival
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: R-1
 Land Area (sq.ft.): 98 x 168
 Assessed Value (land + imp.): 2910 + 15,060 = 17,970

ARCHITECTURAL DESCRIPTION

This house continues the Colonial Revival tradition for residences on Park Street, but is considerably less inspired than its earlier neighbors. The fine millwork trim has been replaced by more austere and simple features. Federal style splayed lintels articulate the one over one sash windows and the entrance door with its plain sidelights. The portico has coupled square piers and a flat roof with a plain ballustrade. The structure is sympathetic to the scale and materials of its earlier neighbors.

HISTORICAL DESCRIPTION

This lot on the corner of Park Street and Evergreen Avenue remained undeveloped until 1950 when Angelos Makris built the present house. The land was originally part of the acreage of the Lyons estate. In 1950 Harry A. Munson purchased the property from Angelos Makris (DB 155-41). It remained the Munson home until Mr. Munson's death in 1973. His estate sold the house to Warren Shifflet in 1974.



CONDITIONS

Good

SOURCES

City Records
 Mrs. Velora Thomson



five (5)

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

Please submit ~~ten (10)~~ **five (5)** 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.

Blakely

Owner Name	<u>Jennifer and Blakely Greenhalgh</u>	Applicant Name	<u>Jennifer Greenhalgh</u>
Project Name/Description	<u>Wood fence</u>	Parcel Number	<u>520113000</u>
Project Property Address	<u>636 Park Street</u>		

Applicant Information

Address: 636 Park Street
Charlottesville, Va, 22902
Email: jen.parham@gmail.com
Phone: (W) _____ (C) 434.531.6281

Property Owner Information (if not applicant)

Address: _____
Email: _____
Phone: (W) _____ (C) _____

Do you intend to apply for Federal or State Tax Credits for this project? N/A

Signature of Applicant

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

[Signature] 1/25/21
Signature Date
Jennifer Greenhalgh 1/25/21
Print Name Date

Property Owner Permission (if not applicant)

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

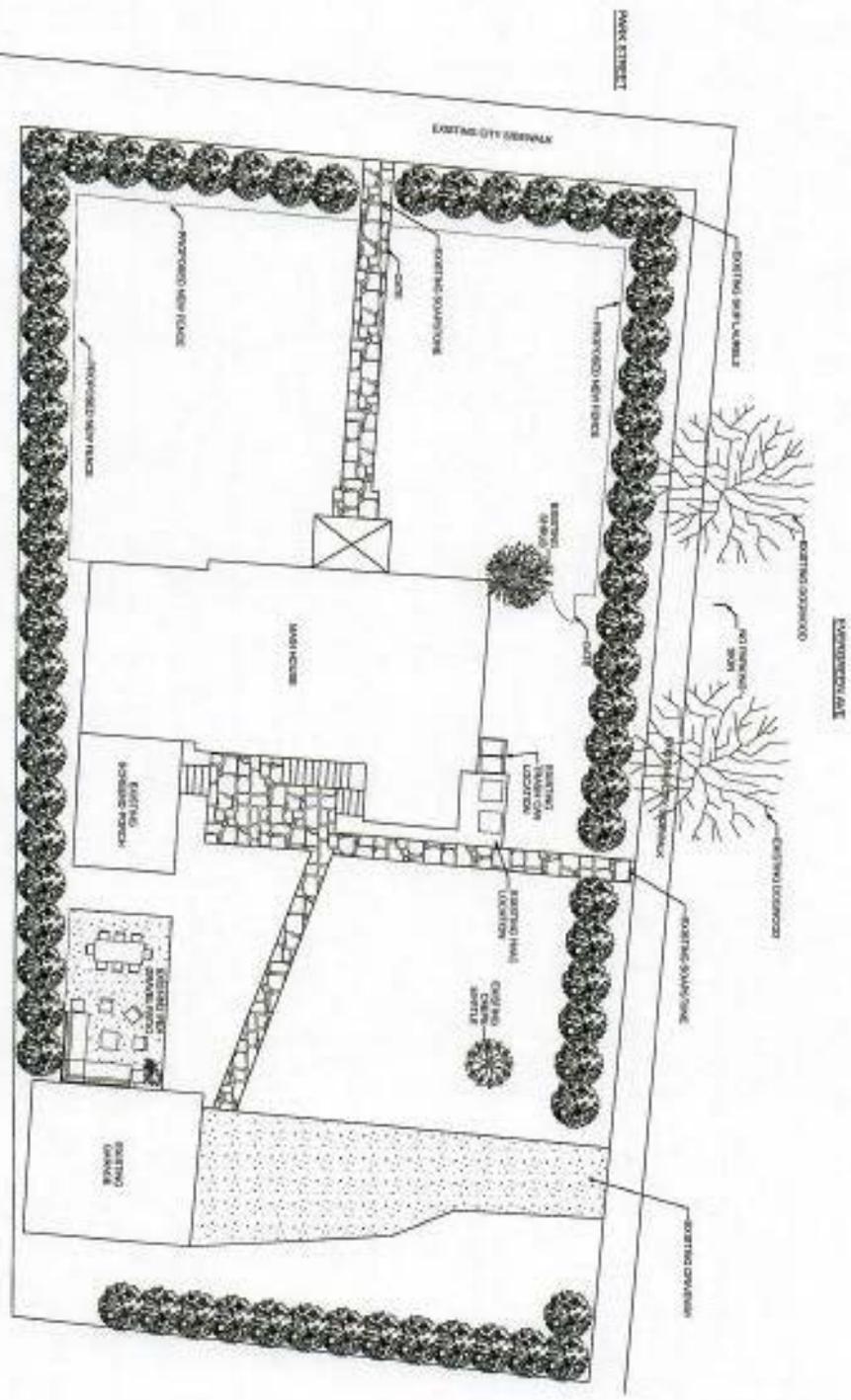
Signature _____ Date _____
Print Name _____ Date _____

Description of Proposed Work (attach separate narrative if necessary):
Construction of fence per attached plan.

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

For Office Use Only	Approved/Disapproved by: _____
Received by: _____	Date: _____
Fee paid: _____ Cash/Ck. # _____	Conditions of approval: _____
Date Received: _____	_____
<i>Revised 2016</i>	

SITE PLAN
Scale: 1" = 10'





EXISTING FRONT YARD



PREFERRED FENCE OPTION:
VERTICAL PANEL WOOD FENCE
48"H
EXISTING SKIP LAURELS TO STAY ON THE STREET SIDE OF THE FENCE
*IN THE EVENT A SKIP LAUREL DIES WE WILL REPLACE IT IMMEDIATELY



FENCE OPTION 2:
METAL FENCE
48"H
EXISTING SKIP LAURELS TO STAY ON THE STREET SIDE OF THE FENCE
*IN THE EVENT A SKIP LAUREL DIES WE WILL REPLACE IT IMMEDIATELY