

**City of Charlottesville
Board of Architectural Review
December 21, 2021**



Preliminary Discussion

540 Park Street, TMP 520183000

North Downtown ADC District

Owner: Jessica and Patrick Fenn

Applicant: Ashley LeFew Falwell / Dalgliesh Gilpin Paxton Architects

Project: Alteration, rear addition, and new pool house



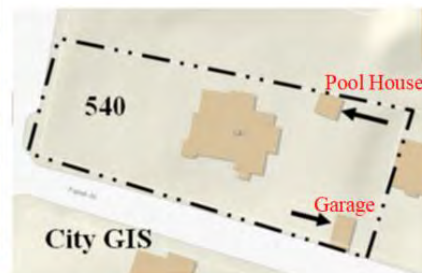
Background

Year Built: 1900

District: North Downtown ADC District

Status: Contributing, including two outbuildings: garage and pool house. (Note: While designated contributing, the pool house was constructed between 2000 and 2002. See images in Appendix.)

540 Park Street is a two-story asymmetrical wood house with a Doric veranda. Constructed by William T. Vandergrift for the Maphis family. Wood siding was covered in stucco.



Prior BAR Actions

(see Appendix)

Application

- Applicant's submittal: Dalgliesh Gilpin Paxton Architects narrative (one page) and drawings (12 sheets) for 540 Park Street, dated December 1, 2021.

Preliminary discussion of proposed alteration, rear addition, and new pool house.

From applicant's submittal

Architectural Summary: The architectural plan proposes to demolish the existing pool house structure, construct a new lower profile pool house, and revise the east addition within the existing footprint. The goals of the project are to achieve a new coordinated aesthetic for the rear pool courtyard, add square footage, and improve the functionality of the existing square footage for the current owner.

Front of House:

- Removable screen panels are proposed for the southwest portion of the existing front porch.

Back of House:

- Overall, the new architecture around the rear pool courtyard of the house will be thoughtfully considered, holistically designed, and will result in improved functionality for the owners upon completion. The architectural language of the altered East addition and new pool house will be modern, rendered in colors and high-quality materials that are compatible with the main house, but not intended to imitate the house stylistically. The stucco exterior walls will have a smooth finish, clad metal windows and doors will be dark in color, and the roofs will be copper.

Landscape Summary: The landscape plan proposes renovations to the existing hardscapes at the front and side of the house as well as modifications to paving and planting at the back of the house to support the proposed architectural changes.

Front of House:

- Existing crushed stone paths will be realigned and replaced with stepping stones in lawn. The north path section will be removed and replaced with lawn.
- The crushed stone landing in the front of the house will be paved in bluestone and raised slightly for drainage purposes.
- The steps down from the front porch will be rebuilt to adjust to a revised landing elevation. Stair treads will be lengthened.
- An existing black walnut along the street is in poor health and is proposed to be removed.
- The front lawn will be regraded to a more gentle pitch. A new stone seatwall at the west end of the lawn will retain approximately 12" of soil.

Side of House:

- Pathways and hardscapes on the south side of the house along Farish Street will be upgraded and paved in bluestone or brick.

Back of House:

- Paving along the back and east side of the house will respond to the architectural changes and match or complement existing paving.

Discussion

This is a preliminary discussion, no BAR action is required; however, by consensus, the BAR may express an opinion about the project as presented. (For example, the BAR might express consensus support for elements of the project, such as its scale and massing.) Such comments will not constitute a formal motion and the result will have no legal bearing, nor will it represent an incremental decision on the required CoA.

There are two key objectives of a preliminary discussion: Introduce the project to the BAR; and allow the applicant and the BAR to establish what is necessary for a successful final submittal. That is, a final submittal that is complete and provides the information necessary for the BAR to evaluate the project using the ADC District Design Guidelines and related review criteria.

In response to any questions from the applicant and/or for any recommendations to the applicant, the BAR should rely on the germane sections of the ADC District Design Guidelines and related review criteria. While elements of other chapters may be relevant, staff recommends that the BAR refer to the criteria in Chapter II--*Site Design and Elements*, Chapter III--*New Construction and Additions*, and Chapter VII--*Demolitions and Moving*.

For the new pool house: From G. Garages, Sheds, and Other Structures in Chapter II

- Choose designs for new outbuildings that are compatible with the major buildings on the site.
- Take clues and scale from older outbuildings in the area.
- Use traditional roof slopes and traditional materials.
- Place new outbuildings behind the dwelling.
- If the design complements the main building however, it can be visible from primary elevations or streets.
- The design and location of any new site features should relate to the existing character of the property.

For the rear addition: From the checklist for *Additions* in Chapter III.

- Function and Size
- Location
- Design
- Replication of Style
- Materials and Features
- Attachment to Existing Building

Additionally, the discussion should address any questions regarding the materials and components. For example:

- Roofing
- Gutters/Downspouts
- Cornice
- Siding and Trim
- Doors and Windows
- Landscaping
- Lighting

Re: razing the existing pool house: The pool house was constructed between 2000 and 2002. (See Appendix.) Staff is uncertain why it was designated a contributing structure. While a formal review will require compliance with Code section 34-2779(a), there is nothing to indicate this structure is historic or that its demolition would negatively impact the character of the ADC District. (Per 34-277(a), a CoA is required for the demolition of a contributing structure.)

Suggested Motions

For a preliminary discussion, the BAR cannot take action on a formal motion.

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 ADC District Design Guidelines

Chapter II – *Site Design and Elements*

Link: [III: Site Design and Elements](#)

Chapter III – *New Construction and Additions*

Link: [IV: New Construction and Additions](#)

Checklist from section P. Additions

- 1) Function and Size
 - a. Attempt to accommodate needed functions within the existing structure without building an addition.
 - b. Limit the size of the addition so that it does not visually overpower the existing building.
- 2) Location
 - a. Attempt to locate the addition on rear or side elevations that are not visible from the street.
 - b. If additional floors are constructed on top of a building, set the addition back from the main façade so that its visual impact is minimized.
 - c. If the addition is located on a primary elevation facing the street or if a rear addition faces a street, parking area, or an important pedestrian route, the façade of the addition should be treated under the new construction guidelines.
- 3) Design

- a. New additions should not destroy historic materials that characterize the property.
 - b. The new work should be differentiated from the old and should be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
- 4) Replication of Style
- a. A new addition should not be an exact copy of the design of the existing historic building. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design.
 - b. If the new addition appears to be part of the existing building, the integrity of the original historic design is compromised and the viewer is confused over what is historic and what is new.
- 5) Materials and Features
- a. Use materials, windows, doors, architectural detailing, roofs, and colors that are compatible with historic buildings in the district.
- 6) Attachment to Existing Building
- a. Wherever possible, new additions or alterations to existing buildings should be done in such a manner that, if such additions or alterations were to be removed in the future, the essential form and integrity of the buildings would be unimpaired.
 - b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Chapter 4 – *Rehabilitation*

Link: [V: Rehabilitation](#)

Chapter VII – *Demolitions and Moving*

Link: [VIII: Moving and Demolition](#)

Reference Sec. 34-278. - Standards for considering demolitions.

The following factors shall be considered in determining whether or not to permit the moving, removing, encapsulation or demolition, in whole or in part, of a contributing structure or protected property:

- a) The historic, architectural or cultural significance, if any, of the specific structure or property, including, without limitation:
 - 1. The age of the structure or property;
 - 2. Whether it has been designated a National Historic Landmark, listed on the National Register of Historic Places, or listed on the Virginia Landmarks Register;
 - 3. Whether, and to what extent, the building or structure is associated with an historic person, architect or master craftsman, or with an historic event;
 - 4. Whether the building or structure, or any of its features, represent an infrequent or the first or last remaining example within the city of a particular architectural style or feature;
 - 5. Whether the building or structure is of such old or distinctive design, texture or material that it could not be reproduced, or could be reproduced only with great difficulty; and
 - 6. The degree to which distinguishing characteristics, qualities, features or materials remain;
- b) Whether, and to what extent, a contributing structure is linked, historically or aesthetically, to other buildings or structures within an existing major design control district, or is one (1) of a group of properties within such a district whose concentration or continuity possesses greater significance than many of its component buildings and structures.

- c) The overall condition and structural integrity of the building or structure, as indicated by studies prepared by a qualified professional engineer and provided by the applicant or other information provided to the board;
- d) Whether, and to what extent, the applicant proposes means, methods or plans for moving, removing or demolishing the structure or property that preserves portions, features or materials that are significant to the property's historic, architectural or cultural value; and
- e) Any applicable provisions of the city's design guidelines.

APPENDIX

Prior BAR Actions

July 18, 2005- Administrative Approval given to repaint the house.

September 20, 2005- BAR approved CoA with conditions (7-0-1) architectural and site changes with certain details to come back to BAR.

Architectural changes:

1. Rear porch extended; replace stairs at south end of porch with at the north end, to wood, painted; replace double window with a painted, wood doors with transom.
2. Install painted, wood shutters on all windows with operable hardware.
3. Replace front stair treads.

Site changes:

1. Remove existing wood fence, concrete and brick walks, a portion of the asphalt pavement, and planting beds.
2. Construct brick walks and dining terrace using salvaged bricks.
3. Front yard: install evergreen hedge; wood gates; stone dust walkway with brick edge.
4. Rear yard: Construct swimming pool with bluestone coping; flagstone pool terrace; stone privacy wall with painted wood cap (along Farish Street); painted. wood security fence around balance of rear yard.

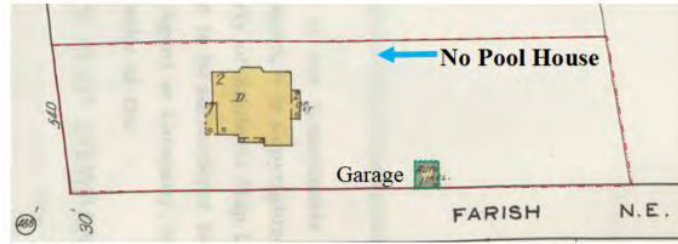
April 18, 2006- BAR approved CoA (6-0) fence details.

October 16, 2007- BAR approved (6-0-1) CoA for shed. BAR requested that the roof framing on the underside of the exposed roof is dealt with similarly to the existing detail.

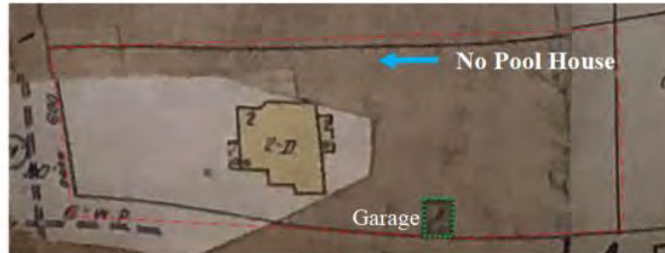
November 18, 2014- BAR approved CoA, with re-roofing details to be submitted for Administrative Approval. [Note that removal of Philadelphia gutters would require an additional application for BAR approval].

February 21, 2018 – BAR approved CoA to replace the existing painted standing seam metal roof with a copper standing seam roof with pan dimensions and seam heights to match the existing. The new roof will have copper snow guards in a 2-1-2 pattern. Replace the Philadelphia Gutter system with 6” copper half round gutters mounted on eaves with 4” copper downspouts. BAR required downspouts be painted to minimize visibility and, as much as possible, locate downspouts to minimize visibility, especially at prominent corners.

Pool House



1920 Sanborn



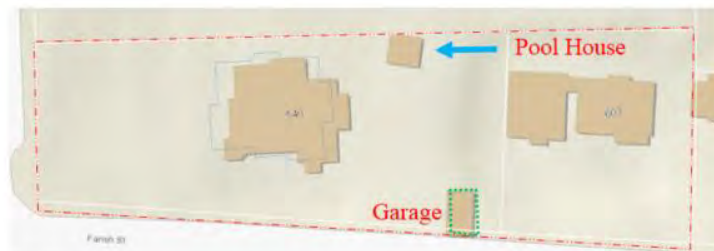
c1965 Sanborn



2000



2002



2021 GIS

LANDMARK



SURVEY

IDENTIFICATION

Street Address: 540 Park Street
 Map and Parcel: 52-183
 Census Tract & Block: 3-405
 Present Owner: Mr. Paul Mustard
 Address: 540 Park Street
 Present Use: Residence & Apartments
 Original Owner: Maphis family
 Original Use: Residence

BASE DATA

Historic Name: Maphis-Mustard House
 Date/Period: 1900
 Style: Victorian Vernacular
 Height to Cornice:
 Height in Stories: 2 1/2
 Present Zoning: R-3
 Land Area (sq.ft.): 86 x 318
 Assessed Value (land + imp.): 5400 + 8220 = 13,620

ARCHITECTURAL DESCRIPTION

The house is an example of a modified Victorian style with its typical assymetrical massing and varied roof-silhouette. The verticle massing of the Maphin-Mustard House is quite handsome giving the structure a noble, serene quality which is enhanced by its bucolic setting among large shade trees and box. The simple Doric veranda is nicely scaled so as to compliment the verticalness of the main house. The house is stucco over frame and has a tin roof. It was built by General Alexander A. Vandergrift's father William T. Vandergrift, a local craftsman of some repute.

HISTORICAL DESCRIPTION

The house was built by the Maphis family in 1900. Mr. Maphis purchased the corner lot from Judge R. T. W. Duke who resided in the large white frame house next door. Bessie D. Maphis conveyed the property to Mary Davis Thomas Cleveland in 1942. Stella Mustard purchased it from Mrs. Cleveland in 1948, and in 1952 it passed to her son Paul Mustard, the present owner.



CONDITIONS

Average

SOURCES

Miss Helen Duke
City Records

Robert L Paxton AIA
Eric W Amtmann AIA
Roger L Birle AIA

R David Craig
Director Interior Design

Mark T Bittle AIA
Joseph J Chambers AIA
Ashley LeFew Falwell AIA
John Peterson AIA
Garett M Rouzer AIA
Blake M Walker AIA

540 PARK STREET - BAR NARRATIVE SUMMARY

DECEMBER 1, 2021

ARCHITECTURAL SUMMARY:

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FRONT OF HOUSE:

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SIDE OF HOUSE :

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BACK OF HOUSE:

Paving along the back and east side of the house will respond to the architectural changes and match or complement existing paving.

PLAN
NORTH



FENCE LINE
PROPERTY LINE


EXISTING
EXTERIOR STAIR

POOL
EQUIP

EXISTING
POOLHOUSE

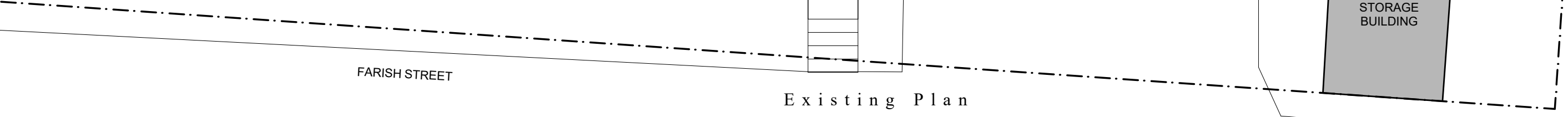
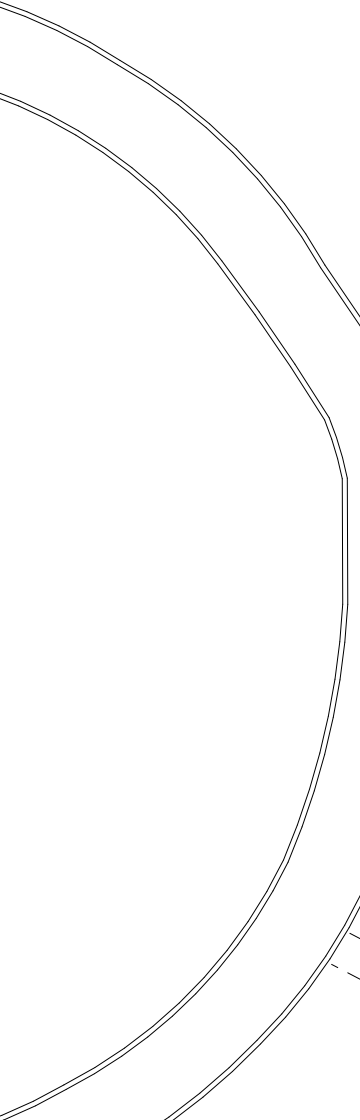
EXISTING
POOL

EXISTING
MAIN HOUSE

 PROPOSED DEMOLITION

 BUILDING FOOTPRINT

0 8' 16' 24'



EXISTING
PARKING

EXISTING
STORAGE
BUILDING

FARISH STREET

Existing Plan

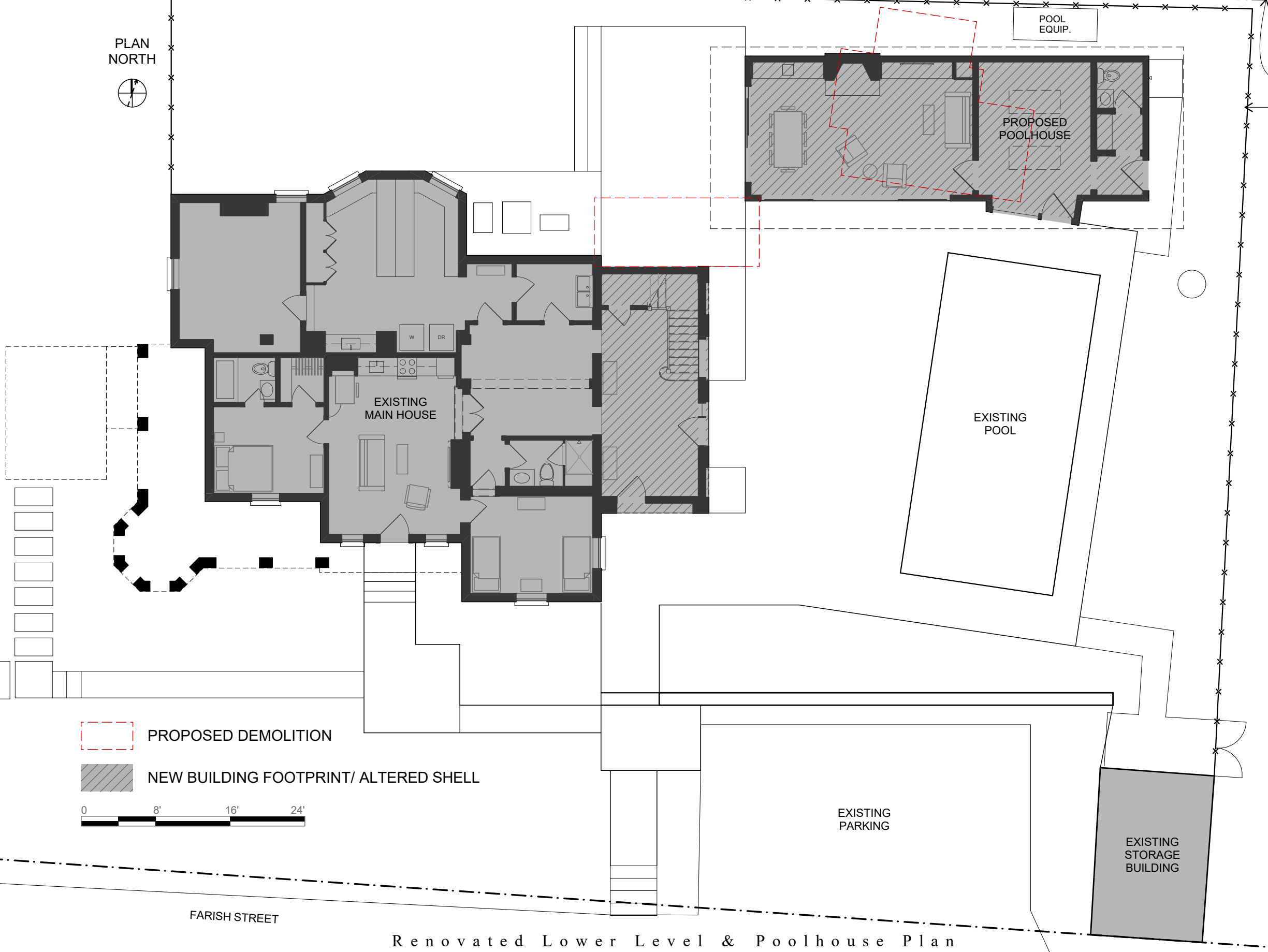
540 PARK STREET

DALGLIESH GILPIN PAXTON ARCHITECTS

PLAN
NORTH



PROPERTY
LINE
FENCE LINE



PROPOSED DEMOLITION

NEW BUILDING FOOTPRINT/ ALTERED SHELL

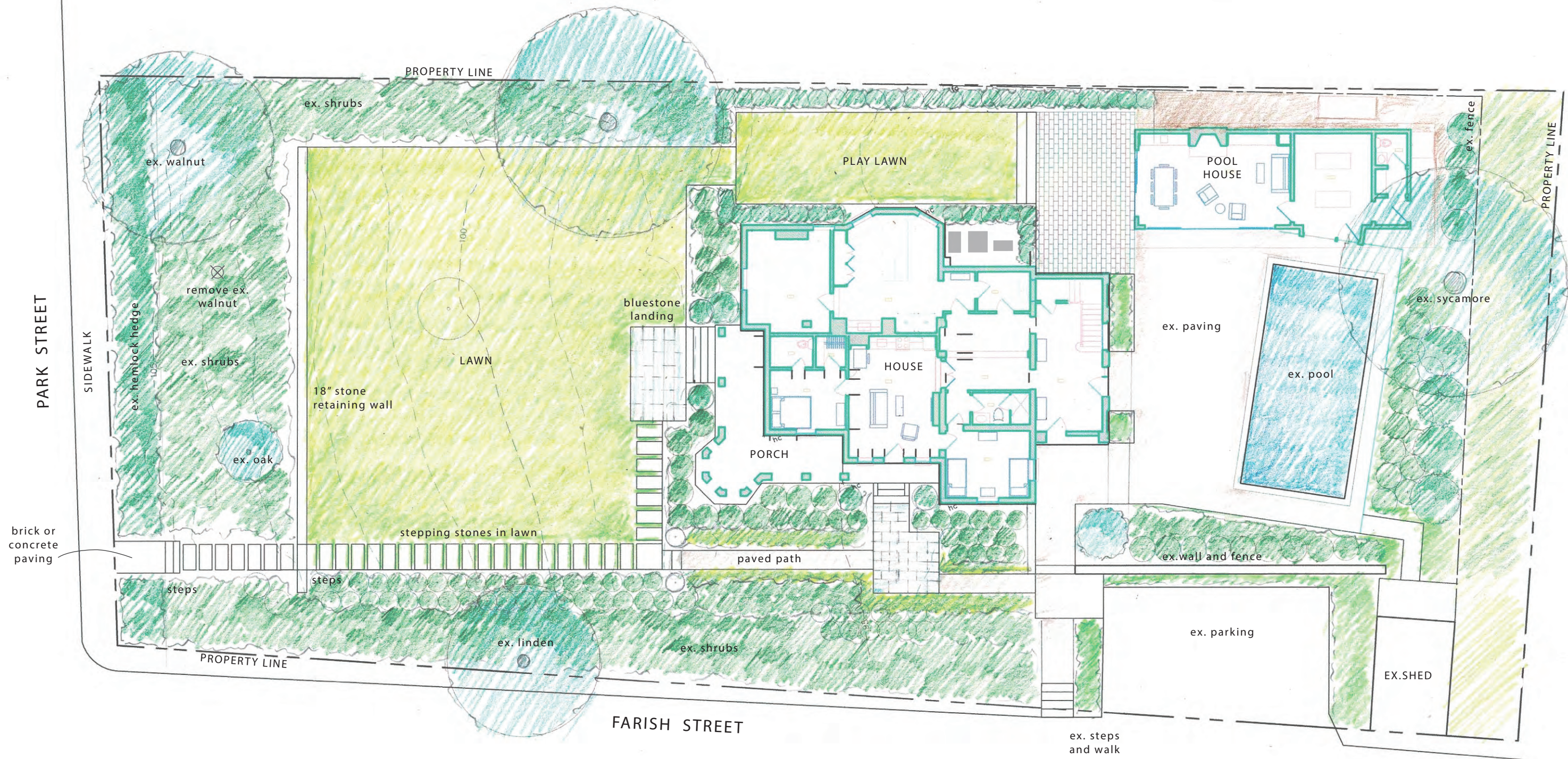
0 8' 16' 24'

FARISH STREET

Renovated Lower Level & Poolhouse Plan

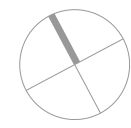
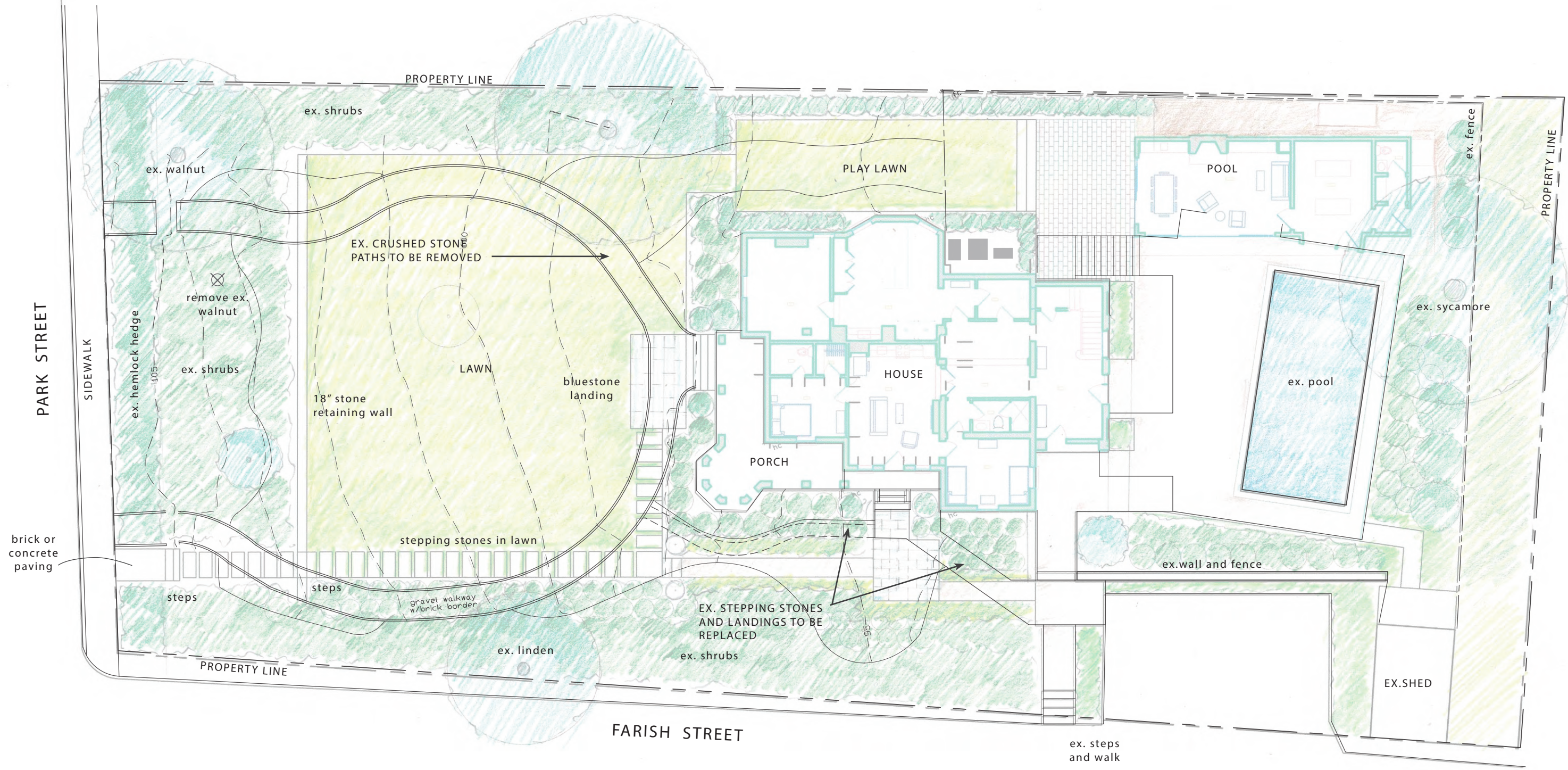
540 PARK STREET

DALGLIESH GILPIN PAXTON ARCHITECTS

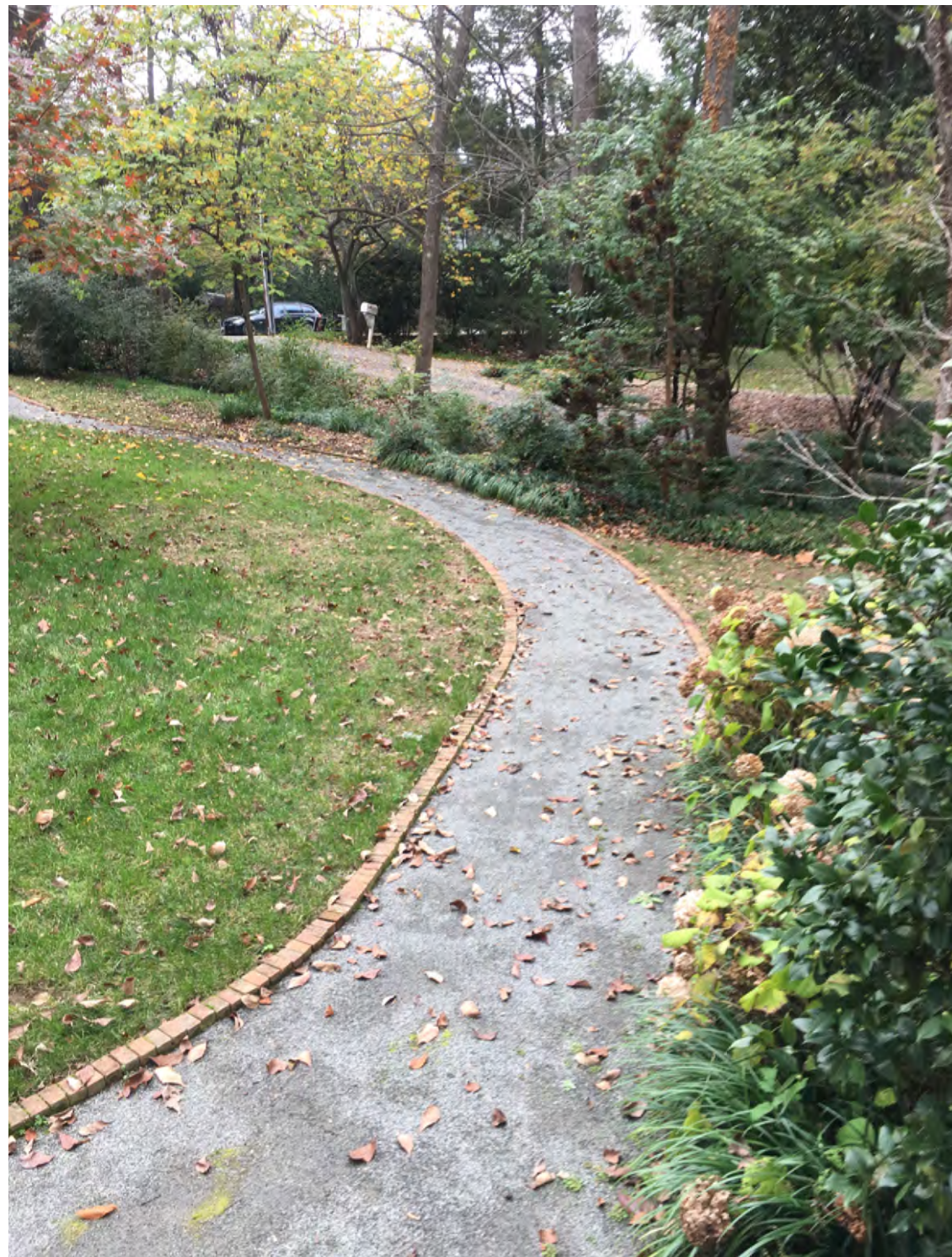


Site Plan
 Fenn Residence
 November 30, 2021





Site Plan - Existing Conditions Overlay
 Fenn Residence
 November 30, 2021



Crushed stone path to be removed and replaced with lawn



Paths and landings to be realigned and upgraded



South entrance to be realigned and paved



Crushed stone landing to be replaced with bluestone



North entrance to be removed

EXISTING CONDITIONS

Fenn Residence
November 30, 2021



SOUTH



EAST

Existing Elevations - South & East

540 PARK STREET

DALGLIESH GILPIN PAXTON ARCHITECTS



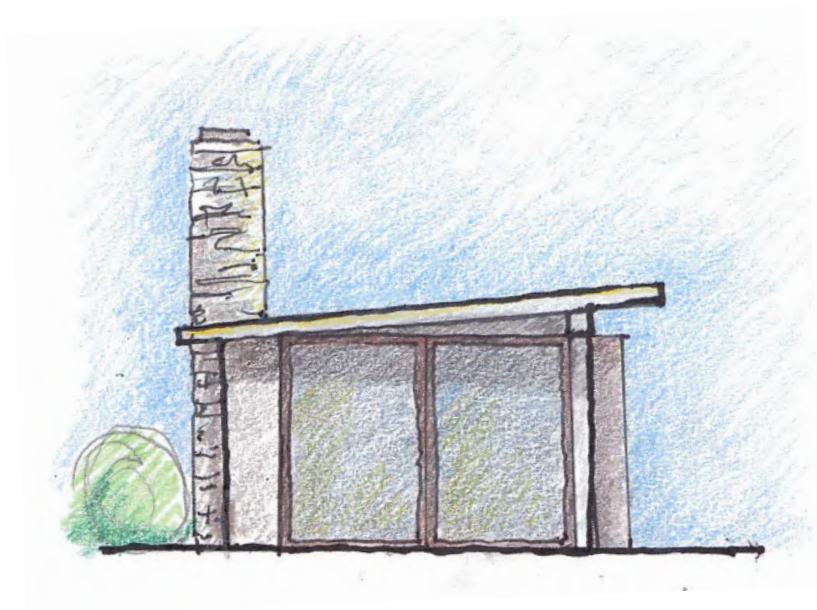
New South Elevation
 540 PARK STREET

DALGLIESH GILPIN PAXTON ARCHITECTS



New East Elevation
 540 PARK STREET

DALGLIESH GILPIN PAXTON ARCHITECTS



WEST



SOUTH

Proposed Poolhouse Elevations
540 PARK STREET

DALGLIESH GILPIN PAXTON ARCHITECTS



West Elevation - Park Street



South Elevation - Farish Street



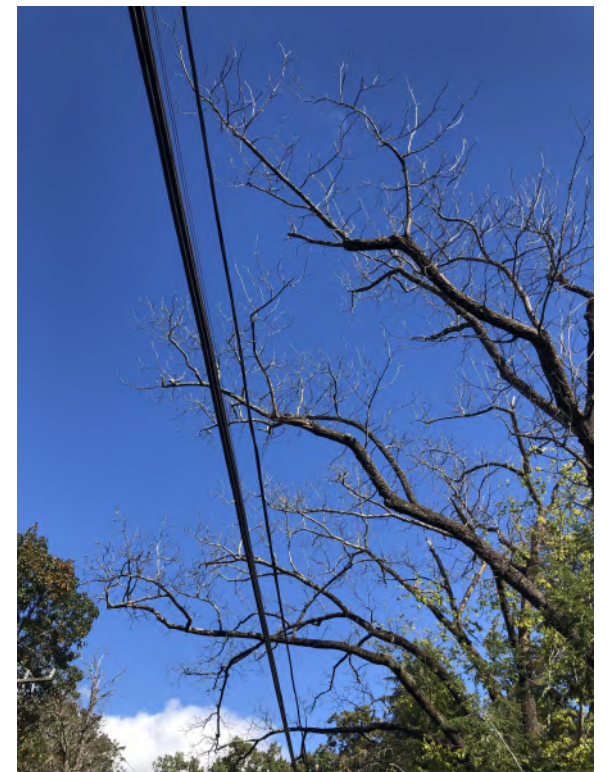
Black Walnut - Proposed Removal



East Elevation



North Elevation



Black Walnut - Park St Power Lines

Main House - Reference Photographs
540 PARK STREET

DALGLIESH GILPIN PAXTON ARCHITECTS



South Elevation



East Elevation



South Elevation



West Elevation



Southeast View

Existing Poolhouse - Reference Photographs
540 PARK STREET

DALGLIESH GILPIN PAXTON ARCHITECTS



616 Park Street - Southwest View



534 Park Street - North/ Farish St



534 Park Street - West/ Park St



532 Park Street - West/ Park St



611 Park Street - East/ Park St



601 Park Street - East/ Park St

Nearby Properties - Reference Photographs

540 PARK STREET

DALGLIESH GILPIN PAXTON ARCHITECTS