

From: Scala, Mary Joy
Sent: Wednesday, May 30, 2012 12:06 PM
To: Irene Jennings (tq612@mac.com)
Subject: FW: 616 Park Street

May 30, 2012

Irene and Elliott Jennings
616 Park Street
Charlottesville, VA 22902

Certificate of Appropriateness

BAR 12-05-02
616 Park Street
Tax Map 52 Parcel 184
Parabola Architecture, Applicant/Irene and Elliot Jennings, Owner
Porch Rebuild, New Windows

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on [May 15, 2012](#).

The following actions were taken:

The BAR approved (8-0) the application as submitted, with the request for architectural drawings to be submitted for circulation/review by the BAR.

In accordance with Charlottesville City Code 34-285(b), this decision may be appealed to the City Council in writing within ten working days of the date of the decision. Written appeals, including the grounds for an appeal, the procedure(s) or standard(s) alleged to have been violated or misapplied by the BAR, and/or any additional information, factors or opinions the applicant deems relevant to the application, should be directed to Paige Barfield, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months ([November 15, 2013](#)), 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 construction. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of construction, please contact me for an inspection of the improvements included in this application.

If you have any questions, please contact me at 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
May 15, 2012**



Certificate of Appropriateness

BAR 12-05-02

616 Park Street

Tax Map 52 Parcel 184

Parabola Architecture, Applicant/Irene and Elliot Jennings, Owner

Porch Rebuild, New Windows

Background

616 Park Street, the Duke House, built in 1884, is located in the North Downtown ADC District.

September 20, 2005 - The BAR voted that, due to extraordinary circumstances of damage incurred at the residence [from a fallen tree], they approved the demolition of the kitchen addition and any damaged portion of the historic structure necessary to effect repair with the stipulation that any new replacement of the kitchen and alteration of the historic structure must come back to the BAR for a regular Certificate of Appropriateness.

November 15, 2005 - The BAR voted 8-0 to approve the kitchen addition and related site improvements as submitted and the paint changes with the specific conclusion that any of the listed options are to be considered approved as well.

September 20, 2011 - The BAR approved (5-0) the application to enclose the existing porch, and the perimeter fencing as submitted.

Application

The applicant requests approval to:

1. Rebuild the original south porch per historic photos, matching the existing porch materials and design.
2. Add new 2/2 window on 2nd floor south elevation to match adjacent window.
3. Add vertical and sloped glazing to rear dormer.
4. Extend rear 2nd floor bay to the south.
5. Add/ replace windows in 2005 rear kitchen addition.

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;

1. A property will be used as it was historically or will be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.

2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.

3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectured features or elements from other historic properties, will not be undertaken.

4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.

5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires

replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.

7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.

8. Archaeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.

9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale, proportion, and massing to protect the integrity of the property and its environment.

10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

(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;

(8) Any applicable provisions of the City's Design Guidelines.

Pertinent Guidelines for Rehabilitation:

C. Windows

...

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.

Pertinent Guidelines for New Construction and 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 a 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. Whenever 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 building would be unimpaired.
 - b. The new design should not use the same wall plane, roof line, or cornice line of the existing structure.

Discussion and Recommendations

Rebuilding the original front porch per historic photos is appropriate.

Adding a new window in the south elevation is a major change that the BAR should discuss.

Changing the rear dormer and kitchen windows will not adversely affect the historic house.

Extending the rear bay will cover a door and window, but it would not affect the character of the house.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitation and for New Construction and Additions, I move to find that the proposed changes satisfy the BAR's criteria and are compatible with this property and other properties in the historic district, and that the BAR approves the application as submitted (or with the following modifications)....

P12-0071



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 4 p.m.

Owner Name Irene and Elliott Jennings Applicant Name PARABOLA Architecture w/ Jennings
Project Name/Description Duke House refinements Parcel Number 520184000 Lot A-1
Property Address 616 Park Street, Charlottesville, VA 22902

Applicant Information

Address: 614 Park Street
Charlottesville, VA 22902
Email: _____
Phone: (W) 434-960-4135 (H) _____
FAX: _____

Property Owner Information (if not applicant)

Address: 616 Park Street
Charlottesville, VA 22902
Email: tq612@mac.com
Phone: (W) 610-470-8099 (H) 434-244-0488
FAX: _____

Do you intend to apply for Federal or State Tax Credits for this project? No

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.)

[Signature] Kevin Burke 04/23/2012
Signature Date
Carrie Meinberg Burke & Kevin Burke 04/23/2012
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] Irene Jennings 04/23/2012
Signature Date
Irene Jennings 04/23/2012
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): See Attached

List All Attachments (see reverse side for submittal requirements):
616_Park_BAR_051512.PDF

For Office Use Only
Received by: BSW
Fee paid: 125.00 Cash/Chk. # 236
Date Received: 4/24/2012
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

P12-0071

HISTORIC DISTRICT ORDINANCE: For more information, please refer to *Section 34- 271 Historical Preservation and Architectural Design Control Overlay Districts* in the City of Charlottesville Zoning Ordinance online at www.charlottesville.org

DESIGN REVIEW GUIDELINES: You may obtain a copy of the current *Design Review Guidelines* at the Department of Neighborhood Development Services in City Hall or online.

SUBMITTAL REQUIREMENTS: The following information and exhibits shall be submitted along with each application for Certificate of Appropriateness, per *Sec. 34-282 (d)* in the City of Charlottesville Zoning Ordinance:

- (1) Detailed and clear depictions of any proposed changes in the exterior features of the subject property;
- (2) Photographs of the subject property and photographs of the buildings on contiguous properties;
- (3) Samples to show the nature, texture and color of materials proposed;
- (4) The history of an existing building or structure, if requested;
- (5) For new construction and projects proposing expansion of the footprint of an existing building: a three-dimensional model (in physical or digital form);
- (6) In the case of a demolition request where structural integrity is at issue, the applicant shall provide a structural evaluation and cost estimates for rehabilitation, prepared by a professional engineer, unless waived by the BAR.

616 PARK STREET
C.O.A. SUBMITTAL MAY 15, 2012

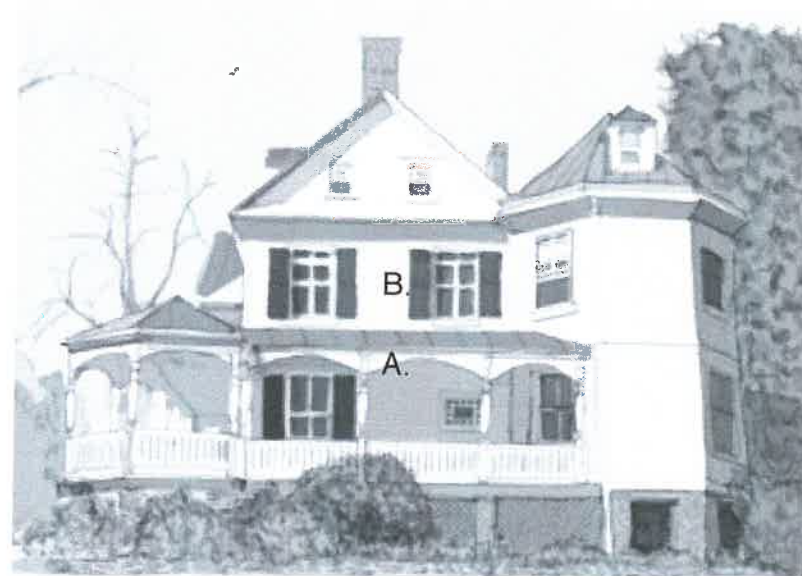
PARABOLA
ARCHITECTURE + INDUSTRIAL DESIGN

SIDE YARD: SOUTH ELEVATION

- A. REBUILD ORIGINAL SOUTH PORCH
- B. NEW WINDOW TO MATCH EXISTING



EXISTING



PROPOSED



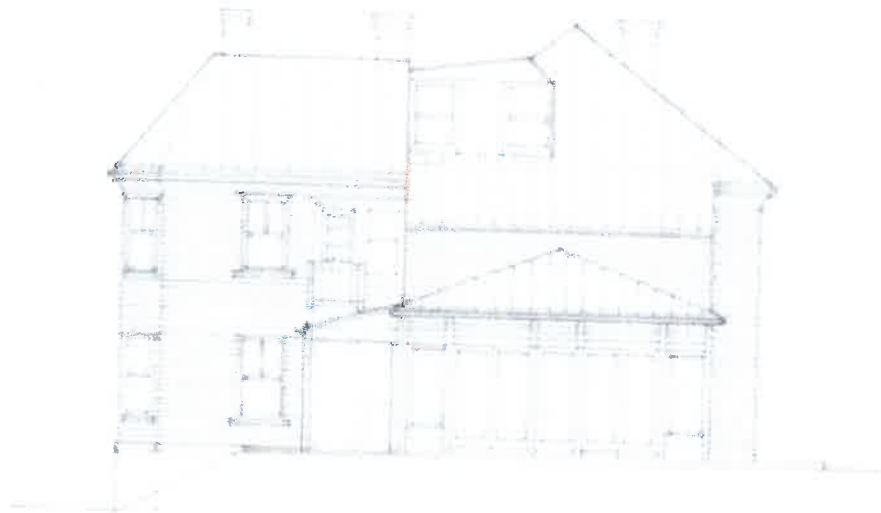
HISTORIC
DUKE HOUSE PHOTO OF SOUTH PORCH

616 PARK STREET
C.O.A. SUBMITTAL MAY15, 2012

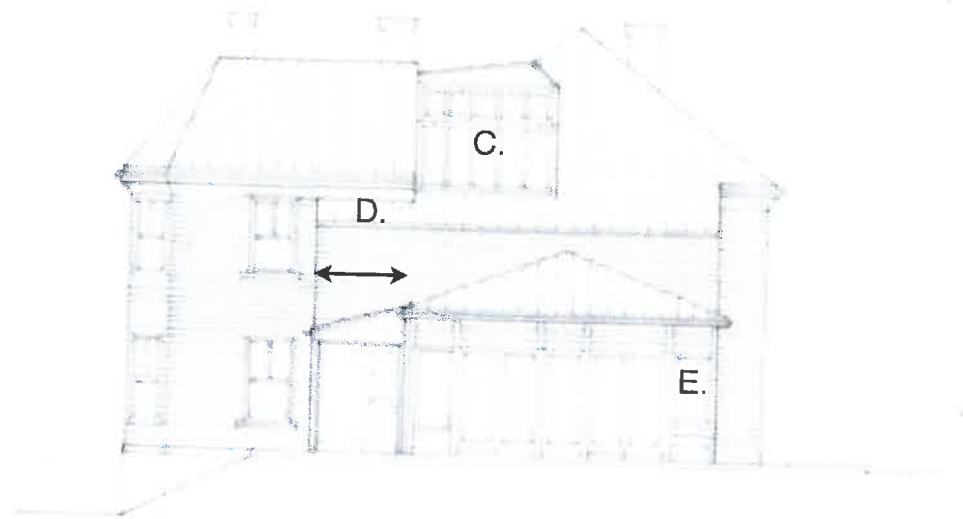
PARABOLA
ARCHITECTURE + INDUSTRIAL DESIGN

REAR YARD: EAST ELEVATION

- C. REAR DORMER GLAZING
- D. BAY EXTENSION
- E. WINDOWS



EXISTING



PROPOSED

616 PARK STREET
C.O.A. SUBMITTAL MAY15, 2012
REAR YARD: EAST ELEVATION, CONT.

PARABOLA
ARCHITECTURE + INDUSTRIAL DESIGN



EXISTING



PROPOSED



PROPOSED:

- A. Rebuild original Duke House south porch per historic photos to provide shading. (Not including south steps.)
Materials, railings, profiles, and colors to match existing porch.
- B. Add south window to match adjacent existing window to the west to bring daylight into Master Suite.
- C. Add vertical and sloped glazing to integrate existing dormer into cascading rooflines, and provide daylighting and ventilation into existing Master Bath.
- D. Extend existing bay to south to resolve existing residual fenestration and rooflines, and provide Master Bedroom closet. Feather new siding into existing, and paint to match existing.
- E. Replace existing and add new windows to match existing in 2005 rear Kitchen addition to provide ventilation and to achieve sill height alignment with new Kitchen counter layout.

B.A.R. Prior approvals:

Sept 20, 2011: BAR 11-09-09

Nov 15, 2005: BAR 05-11-01

BACKGROUND

DUKE HOUSE: <http://bit.ly/JkeGSJ>

"It's a wonderful house, there's no question about that," said K. Edward Lay, University of Virginia professor emeritus of architecture and author of "The Architecture of Jefferson Country," in which he writes about the Duke House.

"It's that period we call Victorian, from about 1860 to 1900, which means a wonderful thing happened in houses at that time. Victorians are very asymmetrical, which meant that suddenly you could add onto houses without changing their character.

"You could add a lump on here and a lump on there and actually embellish the character. This is a grand house that enriches the whole neighborhood and adds to the flavor of all these other houses on this extremely important street."

Lay explained that the Victorian period also ushered in the "open plan" of architecture, where one room sort of flows into another.



HISTORIC
DUKE HOUSE PHOTO OF WEST ELEVATION

616 PARK STREET
C.O.A. SUBMITTAL MAY 15, 2012

PARABOLA
ARCHITECTURE + INDUSTRIAL DESIGN

CONTEXT:



615 PARK STREET
HISTORIC BRICK HOUSE



614 PARK STREET
TIMOTHY CE. HOUSE



1996



2001



2005