



**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 10, 1999**

CERTIFICATE OF APPROPRIATENESS APPLICATION
BAR 99-8-33
617 Park Street
Tax Map 52 Parcel 186
Building Addition: New sunroom
Randy Ralston, Applicant/ Koch and Webber, Architects

Background

617 Park Street was built circa 1880. After 1920 the clapboard siding was covered over with shaker shingles and the existing front stoop was added. In 1997 a two-story rear porch was enclosed.

Application

The applicant proposes a new one-story addition on the rear of the house on the site of an existing patio. The new addition is to be clad with cement clapboard siding with projecting vertical tongue and groove wood siding. The applicant proposes casement windows. The applicant has indicated flexibility in the use of mullions.

Discussion

The Design Guidelines for New Additions state the following:

"SIZE: Limit the size of the addition so that it does not visually overpower the existing building."

The proposal, as represented on the attached floor plans and illustrations, complies with this guideline.

"LOCATION: Attempt to locate the addition on the rear or side elevations that are not visible from the street."

The addition will be located on the rear of the house with minimal visibility from Park Street. The addition will be visible from Wine Street.

"DESIGN: New additions should not destroy historic materials that characterize the property. 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."

The new addition has been designed to relate to the existing structure while also being clearly differentiated from it. The windows relate to the new windows on the enclosed porches. The new guardrail above the addition relates to the existing guardrail on the front of the house.

"REPLICATION OF STYLE: A new addition should not be an exact copy of the design of the existing building. 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 about what is historic and what is new. The design of new additions can be compatible with and respectful of existing buildings without being a mimicry of their original design."

The proposal complies with this guideline.

"MATERIALS AND FEATURES: Use materials, windows, doors, architectural detailing, roofs and colors that are compatible with historic buildings in the district.

The windows are modern casement windows, which are compatible with the new windows on the enclosed porches. The proposed new Hardiplank siding has been chosen to look like the original clapboard siding that is beneath the existing shingles. An example of this siding may be viewed on a new apartment building at 220 South Street.

"ATTACHMENT TO THE EXISTING BUILDING: Whenever possible, new additions should be done in such a manner that, if such additions were to be removed in the future, the essential form and integrity of the building would be unimpaired. Therefore, the new design should not use the same wall plane, roof-line, or cornice line as the existing structure.

The proposal complies with this guideline.

Some of the Design Guideline's for New Construction also relate to this addition:

"If small paned windows are used in a new construction project, they should have true divided lights and not use clip-in fake muntin bars."

"The selection of materials and textures for a new building should be compatible with and complement neighboring buildings. In order to strengthen the traditional image of the residential areas of a historic district, brick and wood siding are the most appropriate materials for new buildings."

The applicants propose a smooth Hardiplank siding, which will provide the same general appearance as wood siding.

The addition will be visible from Wine Street. Visibility from Park Street will be very limited.

Recommendation

Staff has suggested that the applicant provide the following additional materials at the meeting:

- East and west elevation drawings, showing the entire existing structure and the new proposed addition.

Staff supports this request with the following:

- The applicant eliminate the snap-in mullions in favor of clear undivided windows.

Koch & Weber
973-8470



CERTIFICATE OF APPROPRIATENESS APPLICATION

Please Return To: Department of Community Development
P. O. Box, 911, City Hall
Charlottesville, Virginia 22902
Telephone (804) 970-3182; Fax (804) 970-3359

A. Information on Property Applied For:

Address: 617 Park St.
Charlottesville, VA

City Tax Map No.: 52 Parcel: 186

B. Applicant Information

Name: E. Randall & Rita P. Rolston

Address: 617 Park St.
Charlottesville, VA 22902

Phone: (B) 973-3331 (H) 979-7770

C. Property Owner Information (If not applicant)

Name: _____

Address: _____

Phone: (B) _____ (H) _____

D. Federal Tax Credits: Do you intend to apply for Federal Historic Preservation tax credits for this project? (y) (n). (Please note that approval of this application does not assure certification of rehabilitation work for Federal preservation tax incentives.)

E. Description of Proposed Work (Use Back if Necessary) - Please provide complete information in order to avoid having to come back to the board for subsequent approval.

Construct sun room/family room on North west (or backside) of house. Floor plan will enclose existing soapstone patio.

F. List attached information (Drawings and Site Plans to Scale, Photographs, etc.) - Please note that site plans must be approved by the Department of Community Development before submission to the board.

G. Property Owner Permission (If Not Applicant)

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

Signature _____ Date _____

H. Signature of Applicant

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

E. Randall Rolston 8/2/99
Signature _____ Date _____

FOR OFFICE USE ONLY

Received By: _____
Date: _____

Approved: _____ Disapproved: _____
Conditions of Approval: _____

PLEASE NOTE THAT ADDITIONAL PERMITS (BUILDING, SIGN, ETC.) MAY BE NECESSARY

617 PARK STREET

17'-4"

16'-0"

21'-0"

7'-4"

EXISTING & NEW FLOOR PLAN OUTLINE

1/8"=1'-0"

RALSTON RESIDENCE ADDITION

KOCH + WEBBER ARCHITECTS • 30 JULY 1999

42'-4"

FRONT PORCH

EXISTING HOUSE

6'-8"

20'-8"

NEW ROOM ON EXISTING PATIO

6'-6"

12'-0" ±

5'-0" ±

5'-0"

SIDE-YARD SETBACK LINE

NORTH PROPERTY LINE

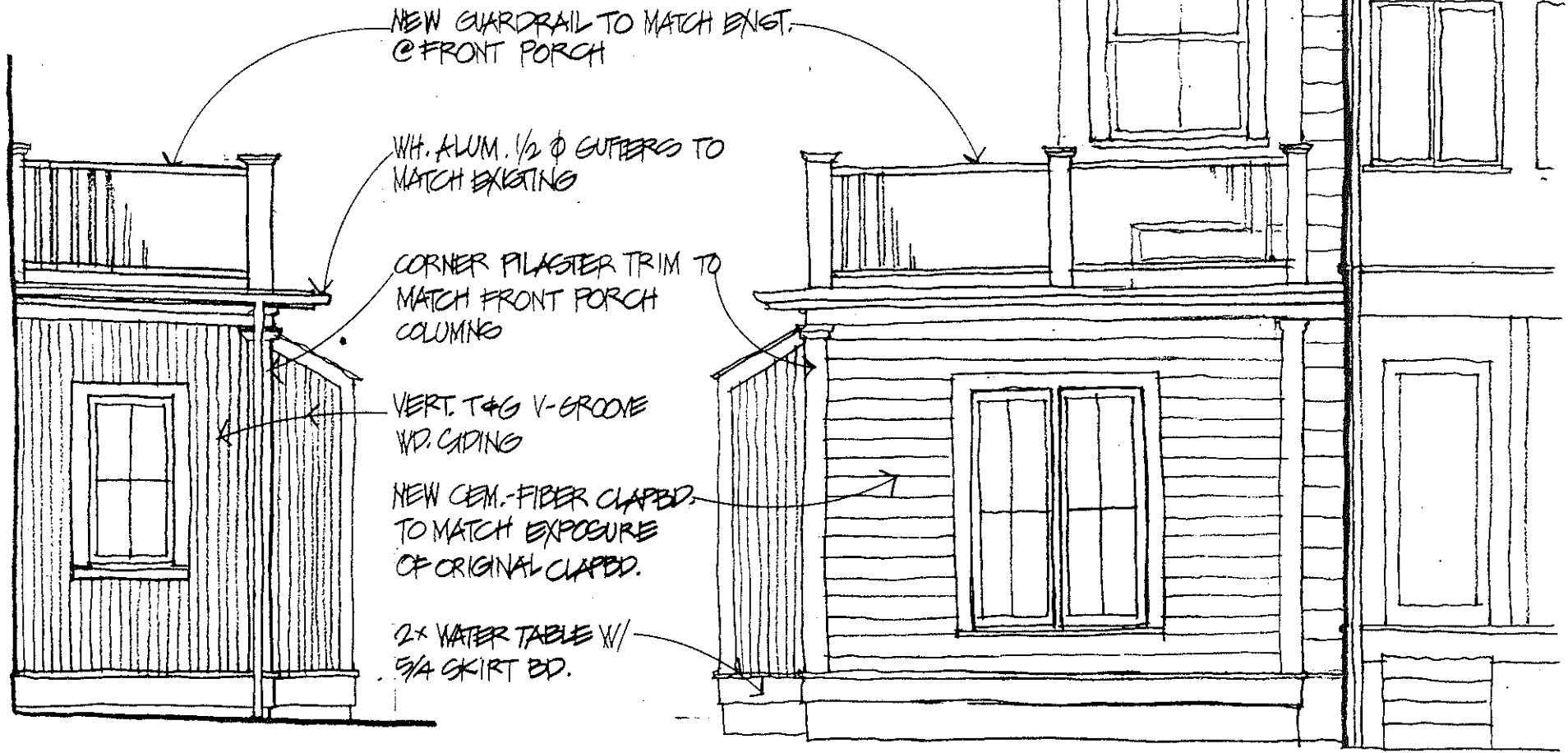


NORTH ELEVATION

$\frac{1}{4}'' = 1'-0''$

BALSTON RESIDENCE ADDITION • KOCH + WEBBER ARCHITECTS • 30 JULY 1999

NEW WINDOWS - CASSEMENT, WHITE
ALUM. GLAD W/ WD. TRIM @ EXTERIOR
TO MATCH ORIGINAL WD. TRIM.



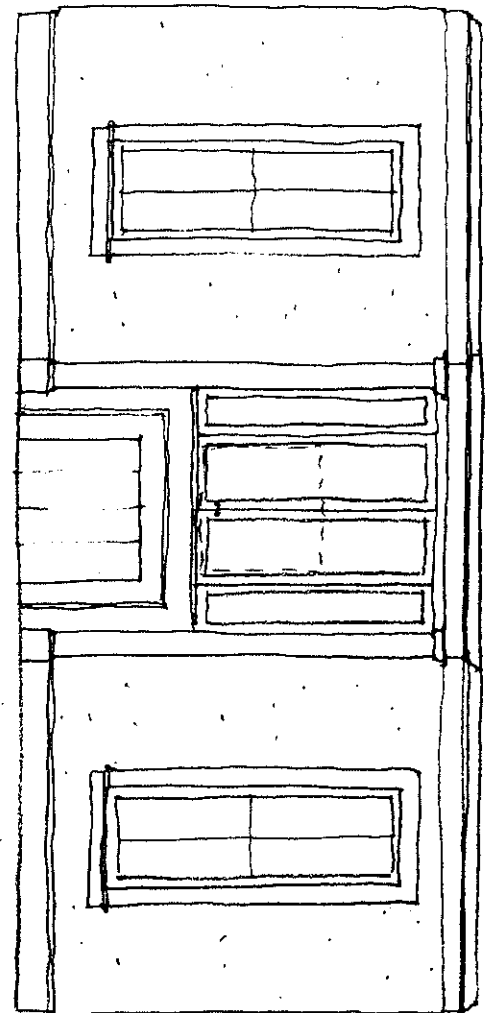
EAST ELEVATION

1/4" = 1'-0"

WEST ELEVATION

1/4" = 1'-0"

RALSTON RESIDENCE ADDITION • KOCH + WEBBER ARCHITECTS • 30 JULY 1999



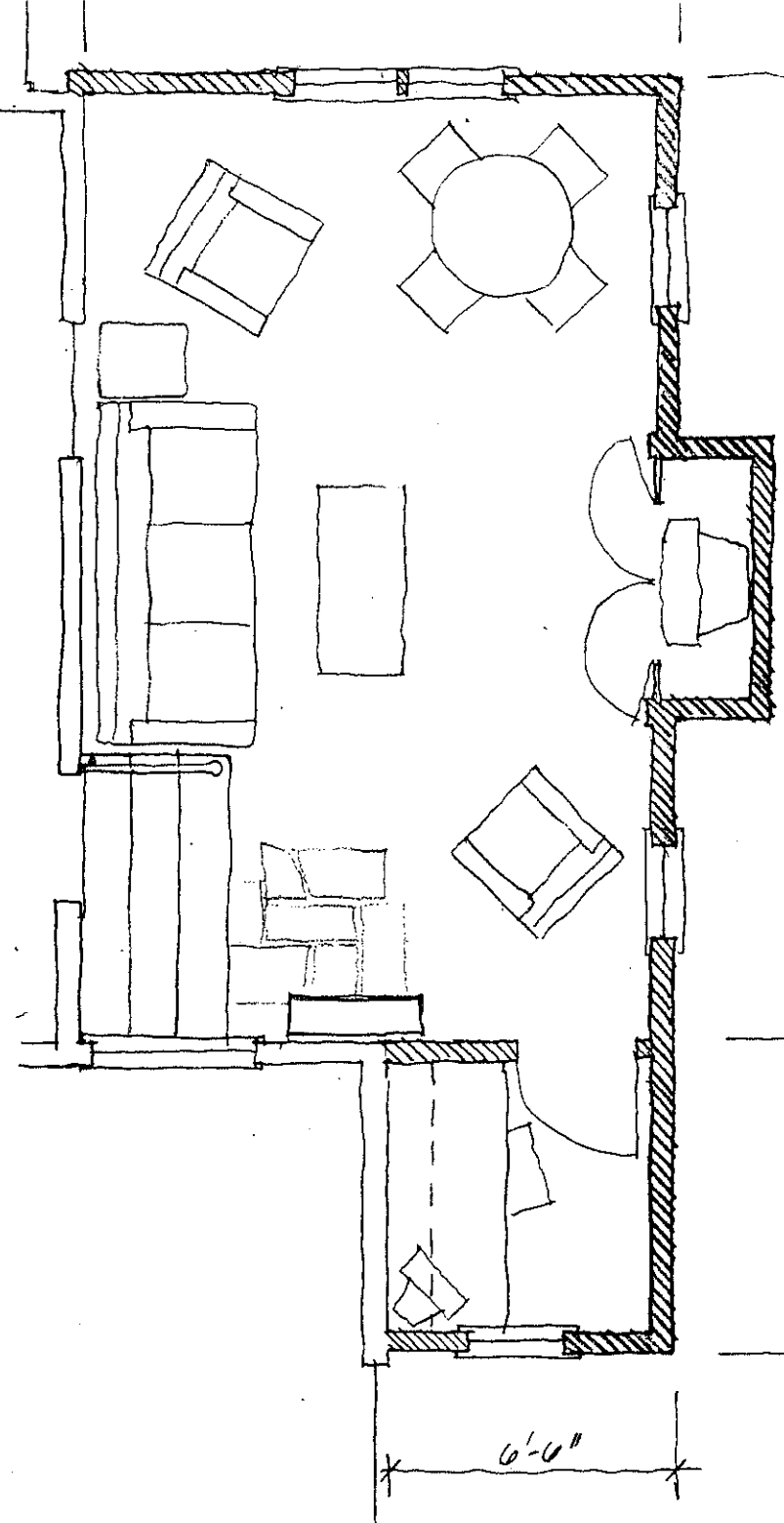
TV INCAS ABL. FP

INTERIOR ELEVATION

1/4" = 1'-0"

20'-8"

0'-0"



MAIN FLOOR PLAN

1/4" = 1'-0"

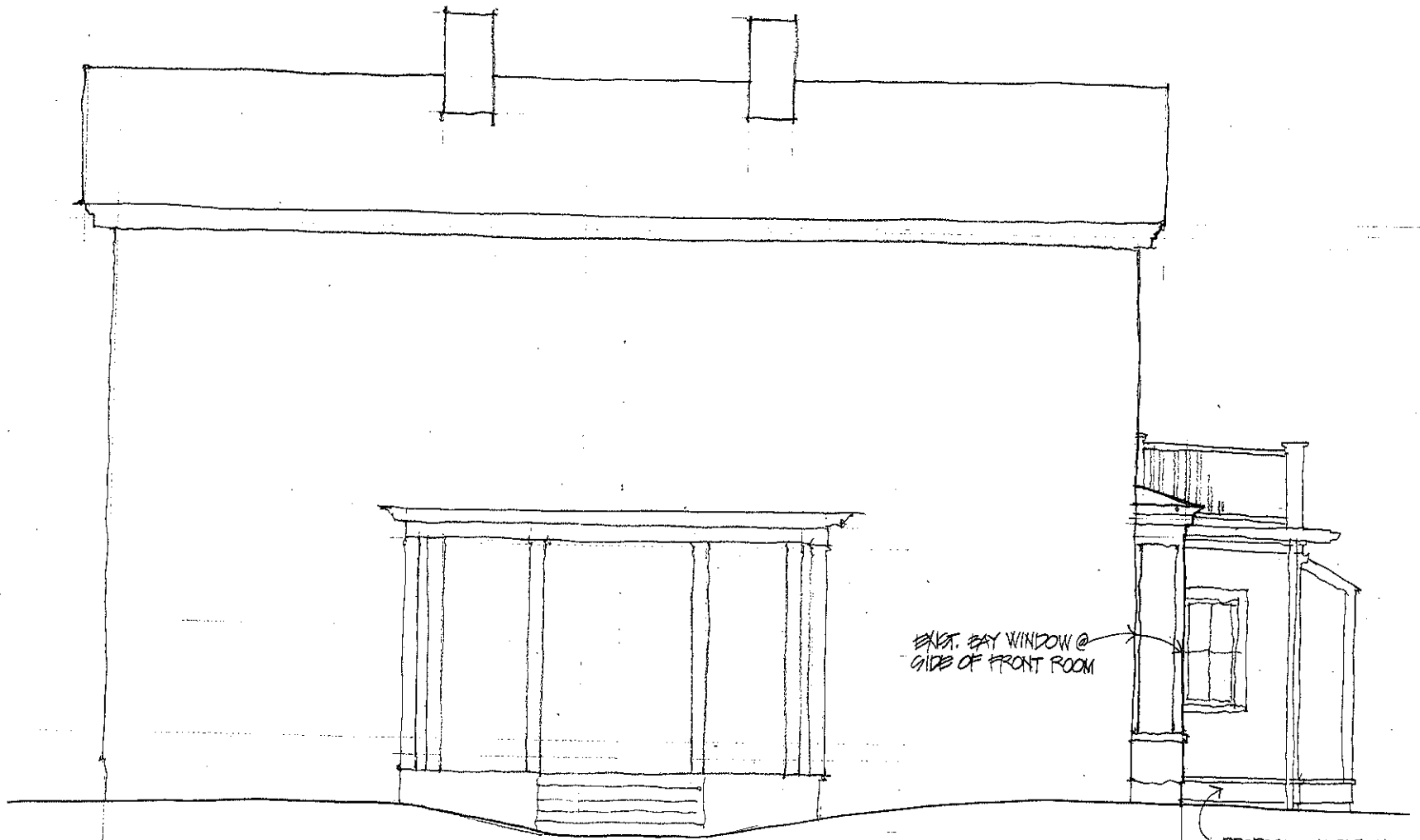
6'-0"

RAJSEON RES. ADDITION .
KOCH + WEBER ARCHITECTS . 30 JULY 1999



← PROPOSED NEW | EXISTING →
WEST ELEVATION 14' x 10'

RAUSTON RESIDENCE ADDITION • KOCH + WEBBER ARCHITECTS • 12 AUG 2009

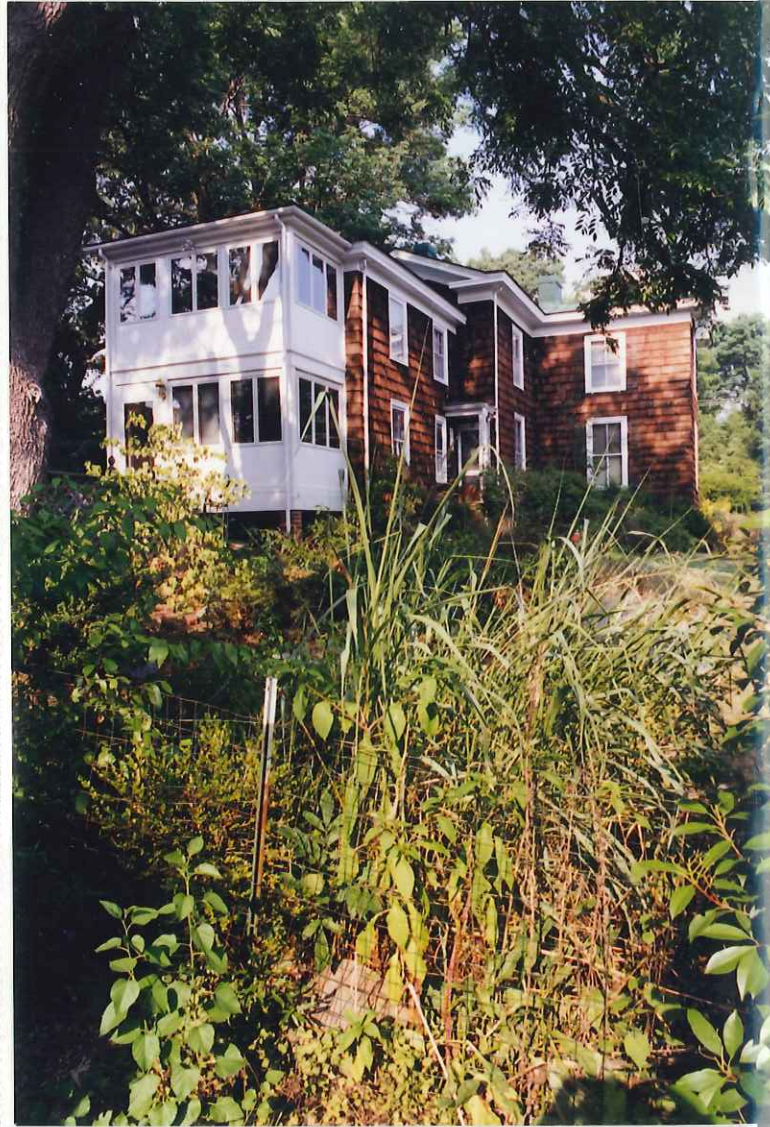


EAST (PARK ST.) ELEV. - SCALE DIAGRAM

1/4" = 1'-0"

PALSTON RESIDENCE ADDITION • KOCH + WEBBER ARCHITECTS • 12 AUG 1999





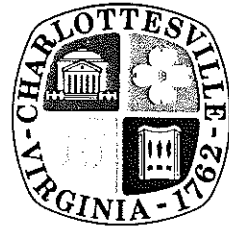




CITY OF CHARLOTTESVILLE

Department of Community Development

City Hall • P.O. Box 911
Charlottesville, Virginia • 22902
Telephone 804-970-3182
Fax: 804-970-3359



Randy Ralston
617 Park Street
Charlottesville, VA 22902

August 20, 1999

CERTIFICATE OF APPROPRIATENESS APPLICATION

BAR 99-8-33

617 Park Street

Tax Map 52 Parcel 186

Building Addition: New sunroom

Randy Ralston, Applicant/ Koch and Webber, Architects

Dear Mr. Ralston,

The above noted item was reviewed by the City of Charlottesville Board of Architectural Review at the regularly scheduled meeting on August 17, 1999.

Mr. Celentano moved to approve the application as submitted.

Mr. Clark seconded the motion.

The motion was unanimously approved.

If you have any questions or if I can be of assistance, please contact me at 804-970-3182.

Sincerely,

Tarpley Vest

Tarpley Vest