

From: Scala, Mary Joy
Sent: Friday, August 22, 2014 9:13 AM
To: 'Russell Skinner'; Candy Smith (candys@cmppsarchitect.com); 'meglong03@gmail.com'
Subject: BAR Actions - August 19, 2014 - 617 Park Street

August 22, 2014

Russell Skinner
707 E Jefferson Street
Charlottesville, VA 22902

Certificate of Appropriateness Application (Holly hedge only deferred from July)

BAR 14-06-02
617 Park Street
Tax parcel 520186000
Chris and Megan Long, Owners/ Russell Skinner, Applicant
New rear addition and site changes

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 19, 2014. The following action was taken:

The BAR approved (7-0) a Boxwood hedge along Park Street with a mature height of not over 4 feet, after a motion to allow a 6 foot high English Boxwood hedge failed (3-4), and a motion to deny the application for a 6 foot high American Boxwood was withdrawn.

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 (February 19, 2016), 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. The expiration date may differ if the COA is associated with a valid site plan. You may request an extension of the certificate of appropriateness *before this approval expires* for one additional year for reasonable cause.

Upon completion of the project, 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
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**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
August 19, 2014**



Certificate of Appropriateness Application (deferred from July)

BAR 14-06-02

617 Park Street

Tax parcel 520186000

Chris and Megan Long, Owners/ Russell Skinner, Applicant

New rear addition and site changes

Background

This property is designated a contributing structure in the North Downtown ADC district. The house was built ca. 1880. Sometime after 1921, the Quarles family covered over the heart pine clapboard siding with cedar shake shingles, and added the Federal style entrance and stoop. In 1997 a two story rear porch was enclosed. In 1999 a side addition was added. (historic survey and photos attached)

August 17, 1999: The BAR unanimously approved the construction of a new sunroom on the north side.

April 14, 2006: Staff administratively approved the restoration of the original clapboard siding.

August 21, 2007 - The BAR approved (7-1) the application for a garden shed as submitted.

December 17, 2013 - The BAR approved (8-0) the applicant's request as submitted to demolish the 1920's addition, the sleeping porch, and the 1999 addition.

June 17, 2014 - The BAR accepted (9-0) the applicant's request for deferral to incorporate the BAR's comments.

July 15, 2014 - The BAR approved (6-0) the proposed addition and site work, except the hedge on Park Street, for which the applicant has requested deferral to give them opportunity to discuss the revised plan with their client.

Application

Last December the BAR approved demolition of the existing rear addition. The new property owner has received approval of a new rear addition, and certain changes to the site.

At the July meeting the BAR approved all the site details except the Holly hedge at the Park Street entrance, including:

- Include a street canopy tree (Pin Oak);
- Move the parking lot to be accessible from the joint alleyway;
- Incorporate a wrought-iron gate facing Park Street instead of a solid wood gate;
- Remove (2007) garden shed;
- Add new 3'-6' tall black steel railing fence along Wine Street and Park Street;
- Add Hollies, Boxwood, and one Dogwood

The following remains:

- Entrance Holly Hedge
-

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

Pertinent Design Review Guidelines for Site Design

B. PLANTINGS

Plantings are a critical part of the historic appearance of the residential sections of Charlottesville's historic districts. The character of the plantings often changes within each district's sub-areas as well as from district to district. Many properties have extensive plantings in the form of trees, foundation plantings, shrub borders, and flowerbeds. Plantings are limited in commercial areas due to minimal setbacks.

- 1) Encourage the maintenance and planting of large trees on private property along the streetfronts, which contribute to the "avenue" effect.*
- 2) Generally, use trees and plants that are compatible with the existing plantings in the neighborhood.*
- 3) Use trees and plants that are indigenous to the area.*
- 4) Retain existing trees and plants that help define the character of the district, especially street trees and hedges.*
- 5) Replace diseased or dead plants with like or similar species if appropriate.*
- 6) When constructing new buildings, identify and take care to protect significant existing trees and other plantings.*
- 7) Choose ground cover plantings that are compatible with adjacent sites, existing site conditions, and the character of the building.*
- 8) Select mulching and edging materials carefully and do not use plastic edgings, lava, crushed rock, unnaturally colored mulch or other historically unsuitable materials.*

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.*

Discussion and Recommendations

The applicant has made an argument to retain the tall Holly hedge along Park Street. Even though the BAR normally prefers the house to be visible from a public right of way, given the current conditions found on Park Street (pictures attached) and the placement of the front gate in the plan (that allows a glimpse of the front door) , the addition of this tall hedge matches the neighboring houses.

The type of hedge should be agreed upon. Boxwood is recommended, because it is a slower growing hedge with the ability to be shaped throughout its entire life.

Suggested Motions

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed ---- hedge satisfies the BAR's criteria and guidelines 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...).

Our clients were happy to comply with BAR's requests to do the following:

1. Include a street/ canopy tree (Pin Oak).
2. Move the parking to be accessible from the joint alleyway.
3. Incorporate a wrought-iron gate facing Park Street instead of a solid wood gate.

Please refer to the Site Plan.

Regarding the proposed hedge along Park Street, our clients would like you to reconsider.

Our clients are a young couple enthusiastically looking forward to living in downtown Charlottesville. When they purchased their new property on Park Street, they maintained a reasonable assumption that they could treat the landscape in their front yard as so many of their neighbors have, that is, with an evergreen hedge. They would very much like to plant a 6 ft. high evergreen hedge in the front of their property facing Park Street.

Under the BAR's Section on Site Design Plantings, their wishes seem perfectly consistent not only with these guidelines, but with the existing adjacent landscapes. Please see the included sheet that indicates specific landscape treatments along Park Street adjacent to, or in close proximity, to 617 Park Street.

The BAR's Guidelines for Site Design under B Plantings #2 states, "Use trees and plants that are compatible with the existing plantings in the neighborhood," and #4, "retain existing trees and plants that help define the character of the district, especially street trees and hedges."

Our clients wish to use either Boxwood or Holly as hedge materials, both of which are clearly consistent with the existing nearby landscape. Nowhere in the guidelines does it suggest a limit on the height of the hedge.

Park Street is not the quiet street it was in 1880. Today it is a busy downtown thoroughfare, with a high volume of vehicular traffic and sidewalk pedestrians. Residents should have the opportunity to adjust their landscapes to help mitigate the effects of the ever-increasing traffic and noise along Park Street.

617 Park St.
2'-0" tall wall
Proposed 6'-0" tall
Evergreen Hedge



625 Park St.
5'-0" tall
Laurel Hedge
plus 3'-4" tall wall



705 Park St.
9'-0" to 10'-0" tall
Chinese Holly Hedge



611 Park St.
6'-0" to 12'-0" tall
Holly and Smoke Bush Hedge



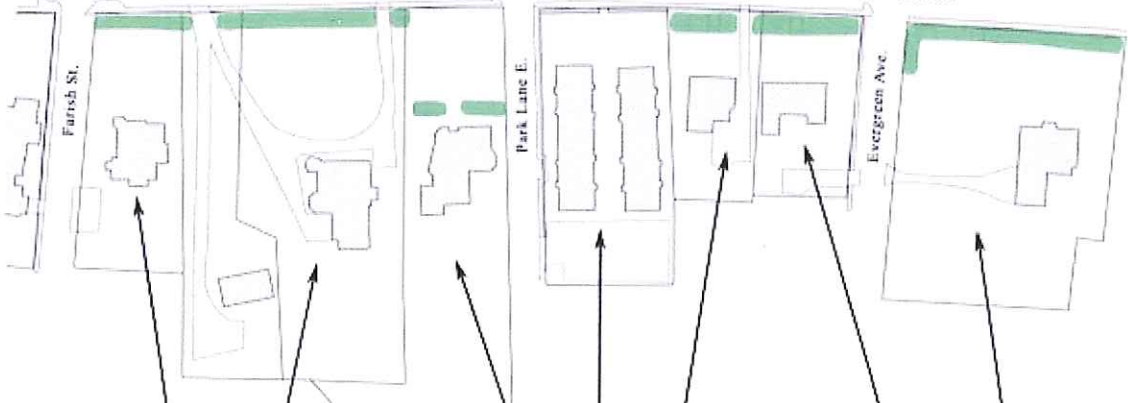
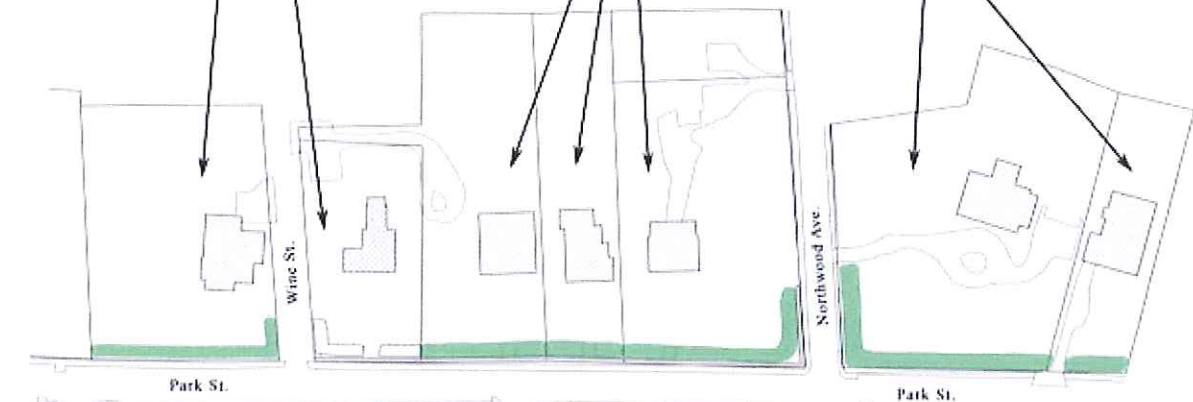
621 Park St.
6'-0" tall graduating to 10'-0" tall
Laurel Hedge
plus 3'-7" tall wall



627 Park St.
25'-0" to 30'-0" tall
Magnolia, Acer, Boxwood Hedge
plus 2'-0" tall wall



709 Park St.
10'-0" to 18'-0" tall
Chinese Holly Hedge



540 Park St.
8'-0" to 9'-0" tall
Evergreen Hedge



620 Park St.
10'-0" tall
Boxwood Hedge at house



632 Park St.
3'-0" tall
Boxwood Hedge



702 Park St.
5'-0" tall
Privet Hedge



616 Park St.
8'-0" to 9'-0" tall
Chinese Holly Hedge



630 Park St.
2'-0" tall wall



636 Park St.
6'-0" to 8'-0" tall
Photinia Hedge





North End



West Side of Park Street

South End

East Side of Park Street



South End



North End



Measured line for proposed 6'-0" evergreen hedge

View to house beyond existing shrubbery screening



Proposed metal gate and fence behind
6'-0" line of proposed evergreen hedge

Supplemental Information for
BAR Meeting Aug. 19, 2014
for
Long Project
Rachel Lilly, Landscape Architect
Page 2 of 4



**No existing view of house from corner of Park Street and Wine Street;
Limited existing visibility at front walk**



Neighbor to the left - 611 Park St.
6'-0" to 12'-0" tall
Holly and Smoke Bush Hedge



Neighbor to the right - 621 Park St.
6'-0" tall graduating to 10'-0" tall
Laurel Hedge plus 3'-7" tall wall



Neighbor across the street - 616 Park St.
8'-0" to 9'-0" tall
Chinese Holly Hedge