

From: Scala, Mary Joy
Sent: Thursday, January 22, 2015 1:38 PM
To: 'rilly69@earthlink.net'
Cc: 'Megan Long'
Subject: BAR Action - Jan 20, 2015 - 617 Park Street

January 22, 2015

Rachel Lilly
5375 Lynnwood Rd
Port Republic, VA 24471

Certificate of Appropriateness Application

BAR 15-01-05
617 Park Street
Tax Parcel 520186000
Chris and Megan Long, Owners/Rachel M. Lilly, Applicant
Adjust approved retaining wall and fence; add new fence

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on January 20, 2015. The following action was taken:

Approved (7-0) as submitted.

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 (July 20, 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.

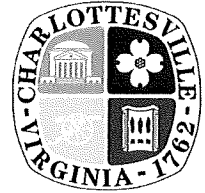
Upon completion of the project, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

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
City Hall – 610 East Market Street
P.O. Box 911
Charlottesville, VA 22902
Ph 434.970.3130 FAX 434.970.3359

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
January 20, 2015**



Certificate of Appropriateness Application

BAR 15-01-05
617 Park Street
Tax Parcel 520186000
Chris and Megan Long, Owners/Rachel M. Lilly, Applicant
Adjust approved retaining wall and fence; add new fence

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.

August 19, 2014 - 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.

Application

Last summer the BAR approved a new rear addition, and certain changes to the site, including shifting an existing parking area (accessed from a joint alleyway) closer to Wine Street, and adding a new fieldstone wall and new painted wood fence in the rear.

After site work had begun, the neighbor to the north questioned whether the new wall was violating the width of a pre-existing shared driveway agreement. In response, (1) a new plan has been submitted that moves a portion of the stone retaining wall approximately two feet to the east.

Additional changes to the approved plan include: (2) a request to reposition a portion of the wood fence to allow less impact on the roots of an existing Oak tree; and (3) a request to apply stucco finish instead of stone to approximately 21 feet of the wall. The wall would retain a continuous stone coping.

Finally, (4) the applicant is requesting new fencing to replace an existing wire fence, to be located 2 feet south of the north property line:

- A six foot high painted wood board fence painted Charleston Green, like the approved rear fence, from the NW corner of the property to a location opposite the NE front corner of the house.
- From that point, a 3'6" high wrought iron fence would extend to the same type of fence already approved along Park Street.

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

Staff attached a copy of the previously approved site plan. The applicant's requests seem reasonable and appropriate.

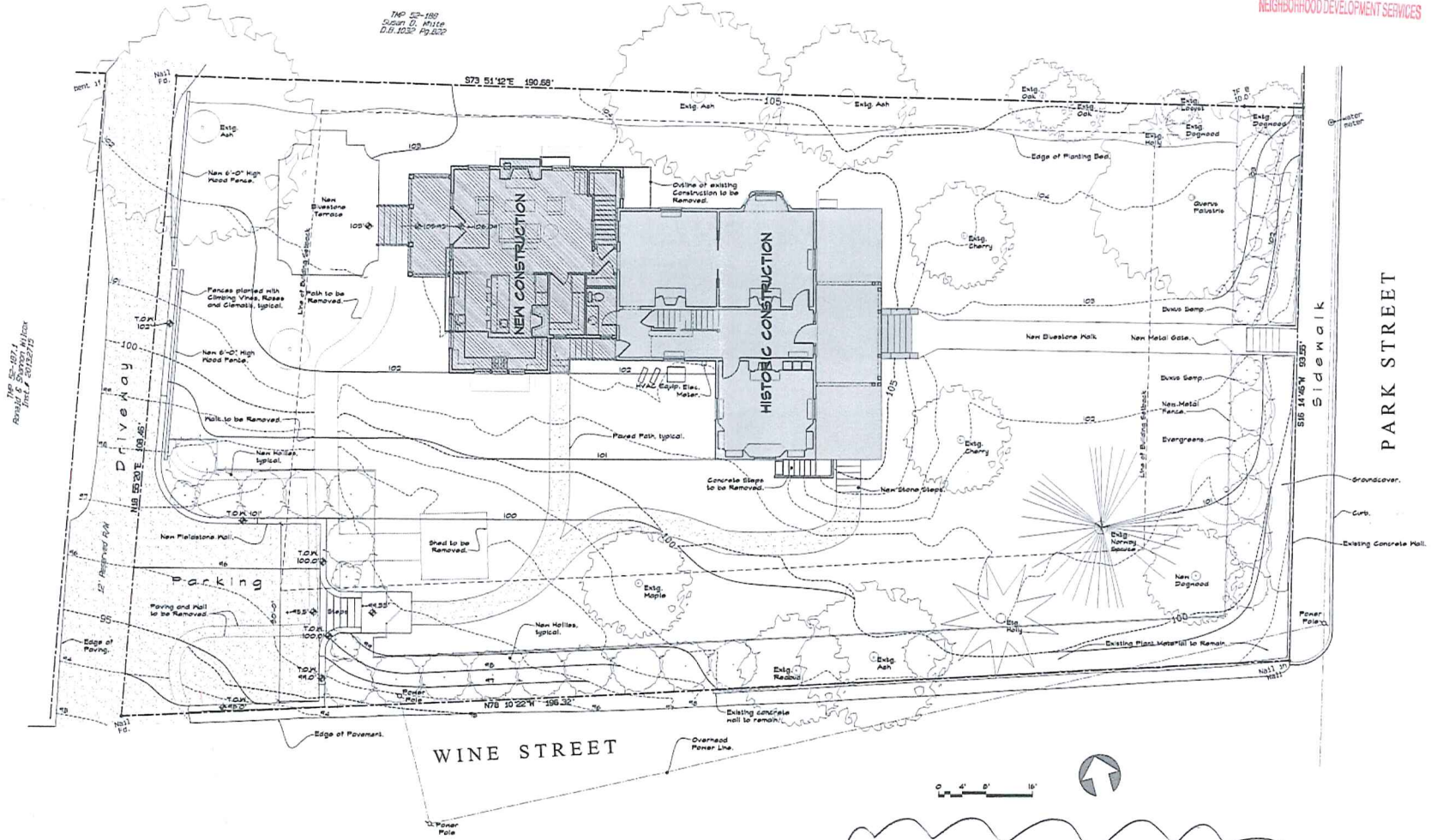
Suggested Motions

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design, I move to find that the proposed wall and fence changes satisfy the BAR's criteria and guidelines and are compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted.

RECEIVED

JUL 09 2014

NEIGHBORHOOD DEVELOPMENT SERVICES



The Property
Owned by Skinner Wilson
Int. # 20132715

TWP 02-182
Subst. D, 1711a
D.B. 1032 P. 452

ABBOT SKINNER
ARCHITECTS PLLC
117 4TH ST. N.E., SUITE B
CHARLOTTEVILLE, VIRGINIA 22902
RUSSELL SANDERS 541.971.1108

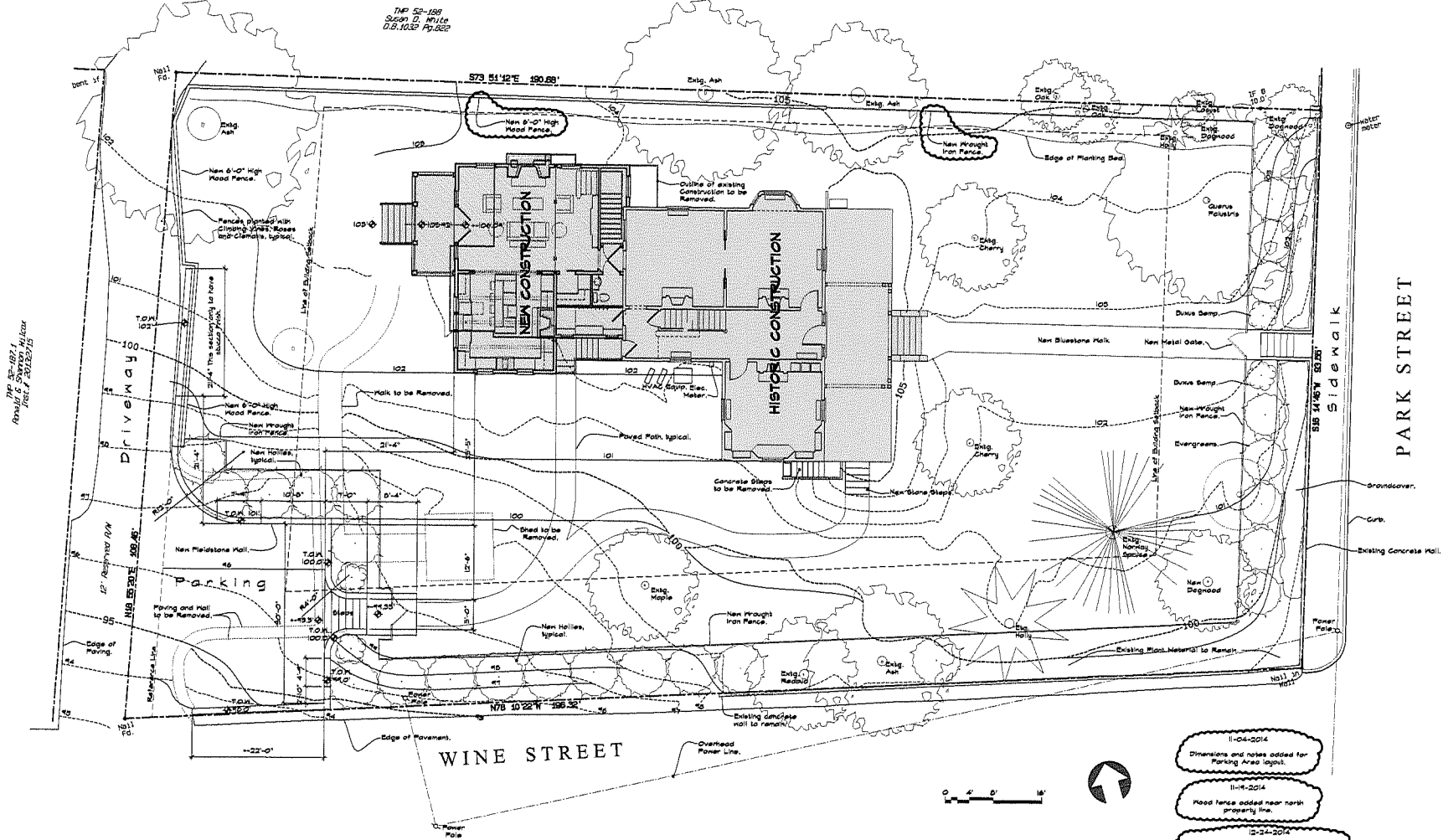
Long Residence
617 Park Street
Charlottesville, Virginia

Site Plan
Scale: 1/8"=1'-0"

04 June 2014
10 June 2014
09 July 2014

S1.0

Plan approved 7/15/2014



TWP 22-1021
 Russell & Skinner, Millers
 Inc. L.P. 2012/2/15

TWP 22-1021
 Susan D. Miller
 C.S. 1032 PG. 022

- 1-04-2014
Dimensions and notes added for parking area layout.
- 1-14-2014
Hood fence added near north property line.
- 12-14-2014
1. Iron fence added near north property line.
2. Bluestone trash screen on wall at driveway.
3. Wall moved away from shared driveway.
4. Fence line adjusted at shared driveway.
5. Terrace removed at west side of house.

Proposed Plan



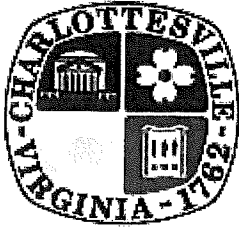
ABBOT & SKINNER
ARCHITECTS PLLC
 117 4TH ST. N.E., SUITE B
 CHARLOTTEVILLE, VIRGINIA 22902
 RUSSELL SKINNER 434 971 1438

Long Residence
 617 Park Street
 Charlottesville, Virginia

Site Plan
 Scale: 1/8"=1'-0"

06 July 2014
 04 November 2014
 14 November 2014
 24 December 2014

S1.0



**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 Chris and Megan Lang Applicant Name Rachel Lilly
Project Name/Description Lang Residence - Addition Parcel Number TMP-52-186
Property Address 617 Park Street

Applicant Information

Address: 6375 Lynwood Rd
Part Republic VA 24471
Email: R.Lilly@9c.comlink.net
Phone: (W) 540-249-4006 (H) 540 476 4168
FAX: 540-249-3641

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.)

Rachel M. Lilly 29 Dec 2014
Signature Date

Rachel M Lilly 29 Dec 2014
Print Name Date

Property Owner Information (if not applicant)

Address: 100 S. Brentwood Blvd Suite 500
St Louis MO 63105
Email: Meglang03@a-mail.com
Phone: (W) 314-363-5774 (H) 434-806-1049
FAX: _____

Property Owner Permission (if not applicant)

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

Signature Date

Print Name Date

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

Description of Proposed Work (attach separate narrative if necessary): Add Proposed Wood & Iron Fences; Masonry Wall (Proposed) lining ex. drive 2' to the east; More proposed wood fence to accommodate 1 Ash Tree. Etc.

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

Site Plan; Masonry wall Plan; Wood Fence Detail; Iron Fence Detail

For Office Use Only

Received by: O. Eubank
Fee paid: 125.00 Cash/Ck. # 4478
Date Received: 1/5/15

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

RACHEL M. LILLY
Landscape Architect

December 29, 2014

Memorandum To:
City of Charlottesville
Board of Architectural Review

Attn: Mary Joy Scala

Re: 617 Park Street
Chris and Megan Long, Owners
Russell Skinner, Architect
Rachel Lilly, Landscape Architect

Tax parcel 520186000

Site Changes: Wall and Fence

RECEIVED
DEC 29 2014
NEIGHBORHOOD DEVELOPMENT SERVICES

A. Alterations: Proposed Alterations to the Longs' Site Plan dated 17 December 2014. These elements were initially approved by the BAR 15 July 2014.

1. Request to move the portion of the stone retaining wall which runs parallel to the joint driveway approximately two feet to the east in order to accommodate a pre-existing agreement struck between the Whites (property owners to the north) and the previous owners of the Longs' property (having to do with the existing driveway).
2. Request to reposition a portion of the wood fence to allow for less impact on the existing Oak tree roots during construction.
3. Request to apply stucco finish instead of stone to approximately 21 ft. of wall running north-south along the existing driveway. Wall would retain a continuous stone coping.

B. Request for New Fencing:

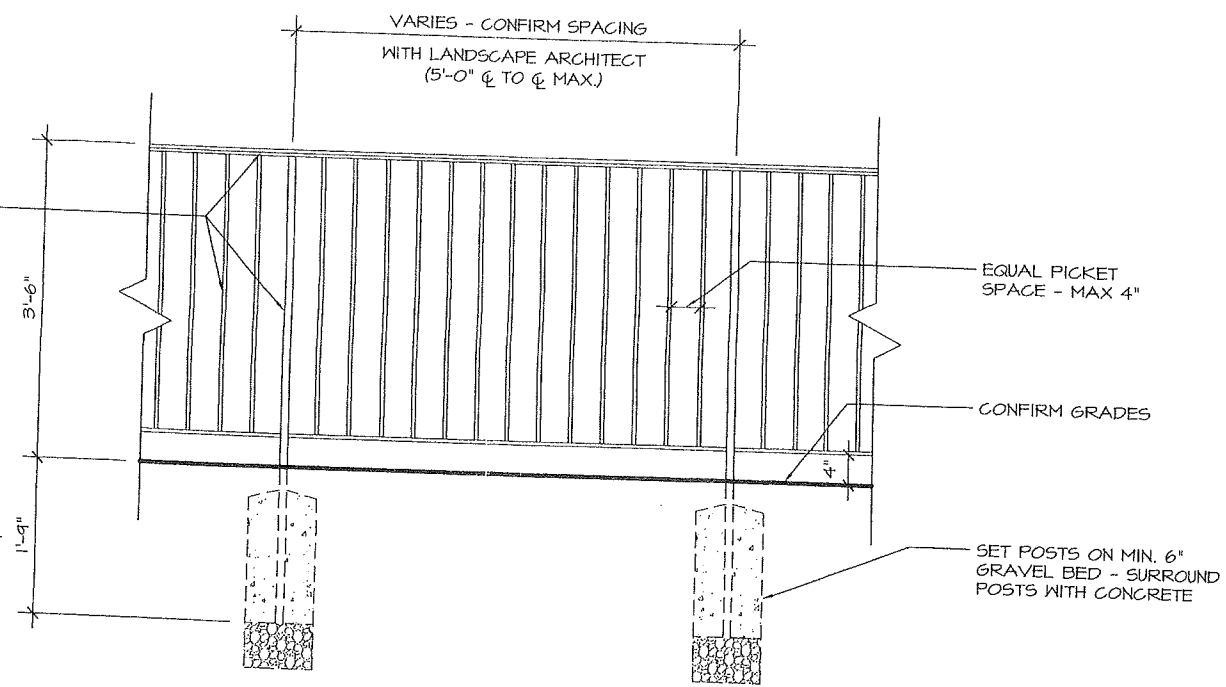
1. The Longs would like to erect (continue) the 6 ft. high board fence from the northwest corner of the property to a location opposite the northeast front corner of the house. (See site plan color yellow.) From this point they would like to erect a 3'-6" high wrought-iron fence which would join up with the already approved fence running parallel to Park and Wine Streets. (See site plan color orange).

The Longs would like to erect these fences to contain their dogs and to provide privacy from the White's parking court.

Both of these proposed fences running east-west (2 ft. south of the north property line) would replace an existing wire fence.

Both fences (wood and iron) would be constructed according to the already approved designs. See enclosures.

METAL (MILD STEEL) RAILING:
 JULIUS BLUM 4429 HANDRAIL,
 1/2" X 1" CHANNELS,
 1/2" X 1/2" SQUARE PICKETS,
 AND 1" X 1" SQUARE POSTS -
 POWDERCOATED - BLACK
 NOTE: ACTUAL PICKET DESIGN
 AND SPACING TO BE CONFIRMED



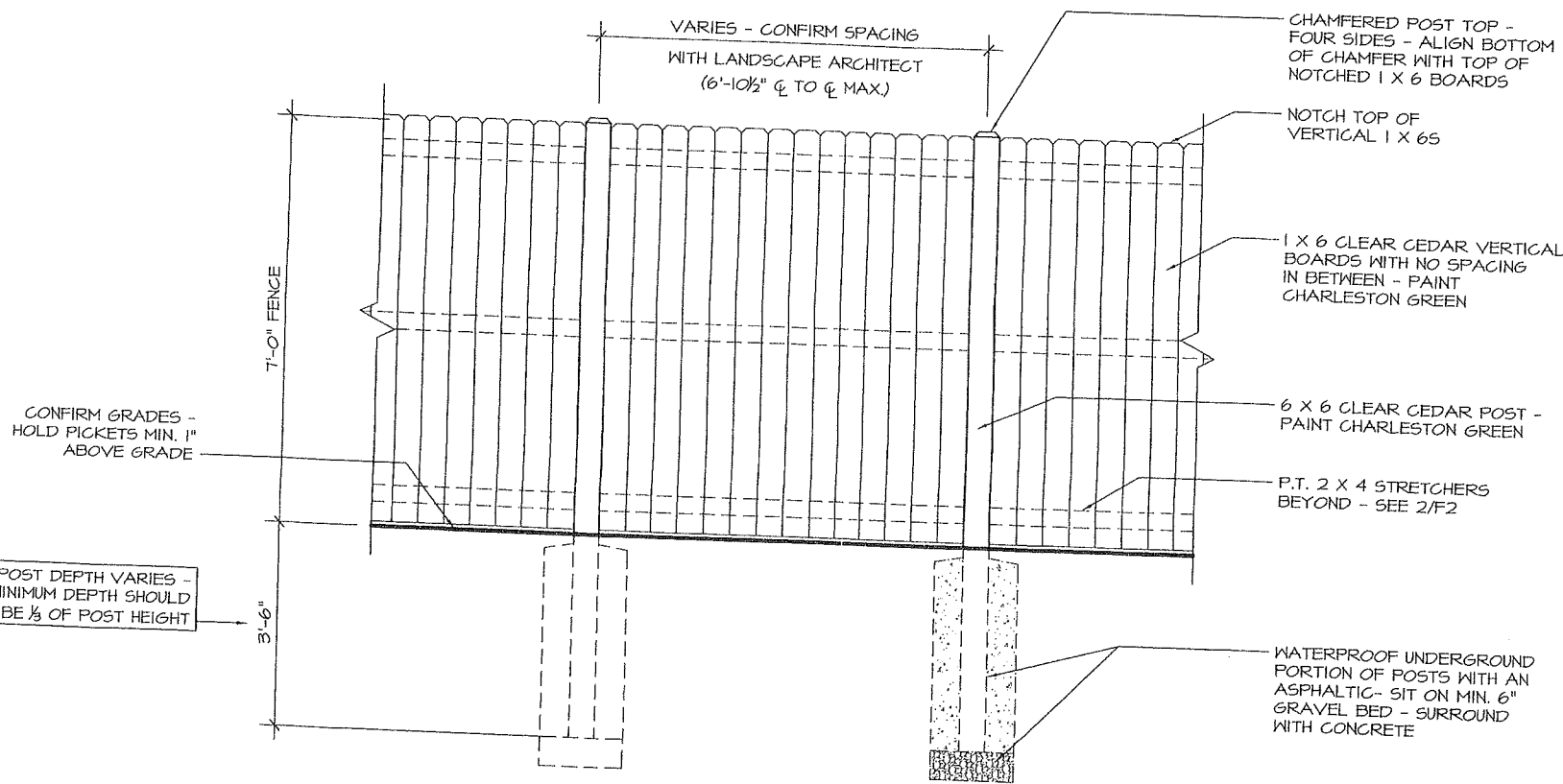
1
 FI METAL FENCE
 ELEVATION
 3/4" = 1'-0"

LONG RESIDENCE

METAL FENCE DETAILS

DATE	6/9/14
SCALE	3/4" = 1'-0"
SHEET	FI

RACHEL M. LILLY
 LANDSCAPE ARCHITECT
 5275 Lynnwood Road
 Fort Republic, Virginia 24471
 (540) 249-4006 (540) 249-3641 fax



1
F2
SOLID WOOD FENCE
ELEVATION FROM YARD
1/2" = 1'-0"

LONG RESIDENCE

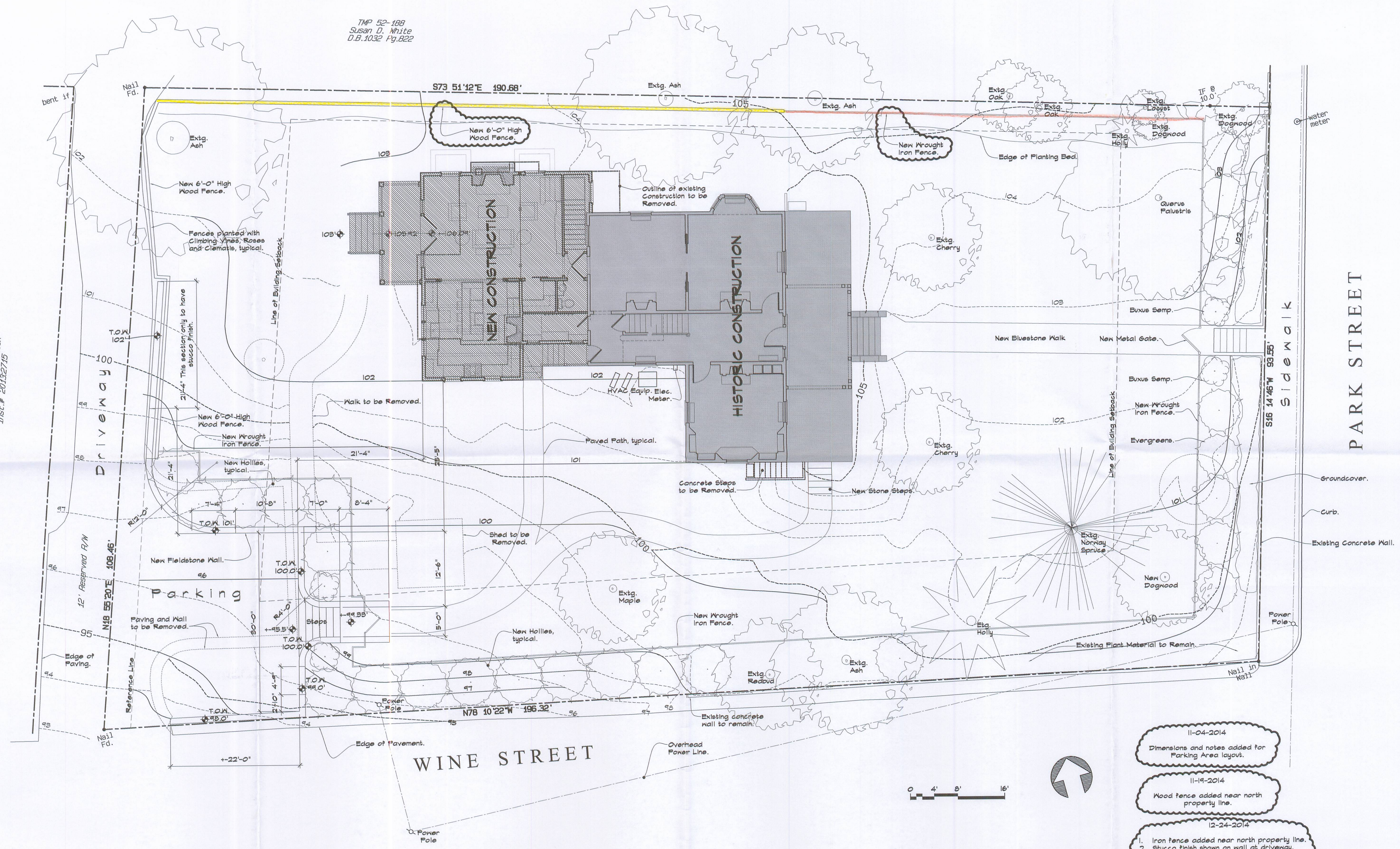
SOLID WOOD FENCE DETAILS

DATE	6/9/14
SCALE	1/2" = 1'-0"
SHEET	F2

RACHEL M. LILLY
LANDSCAPE ARCHITECT
5275 Lynnwood Road
Port Republic, Virginia 24471
(540) 249-4006 (540) 249-3641 fax

TMP 52-188
Susan D. White
D.B. 1032 Pg. B22

TMP 52-187.1
Ronald & Sharron Wilcox
Inst. # 20132715



- 11-04-2014
Dimensions and notes added for Parking Area layout.
- 11-19-2014
Wood fence added near north property line.
- 12-24-2014
1. Iron fence added near north property line.
2. Stucco finish shown on wall at driveway.
3. Wall moved away from shared driveway.
4. Fence line adjusted @ shared driveway.
5. Terrace removed @ west side of house.

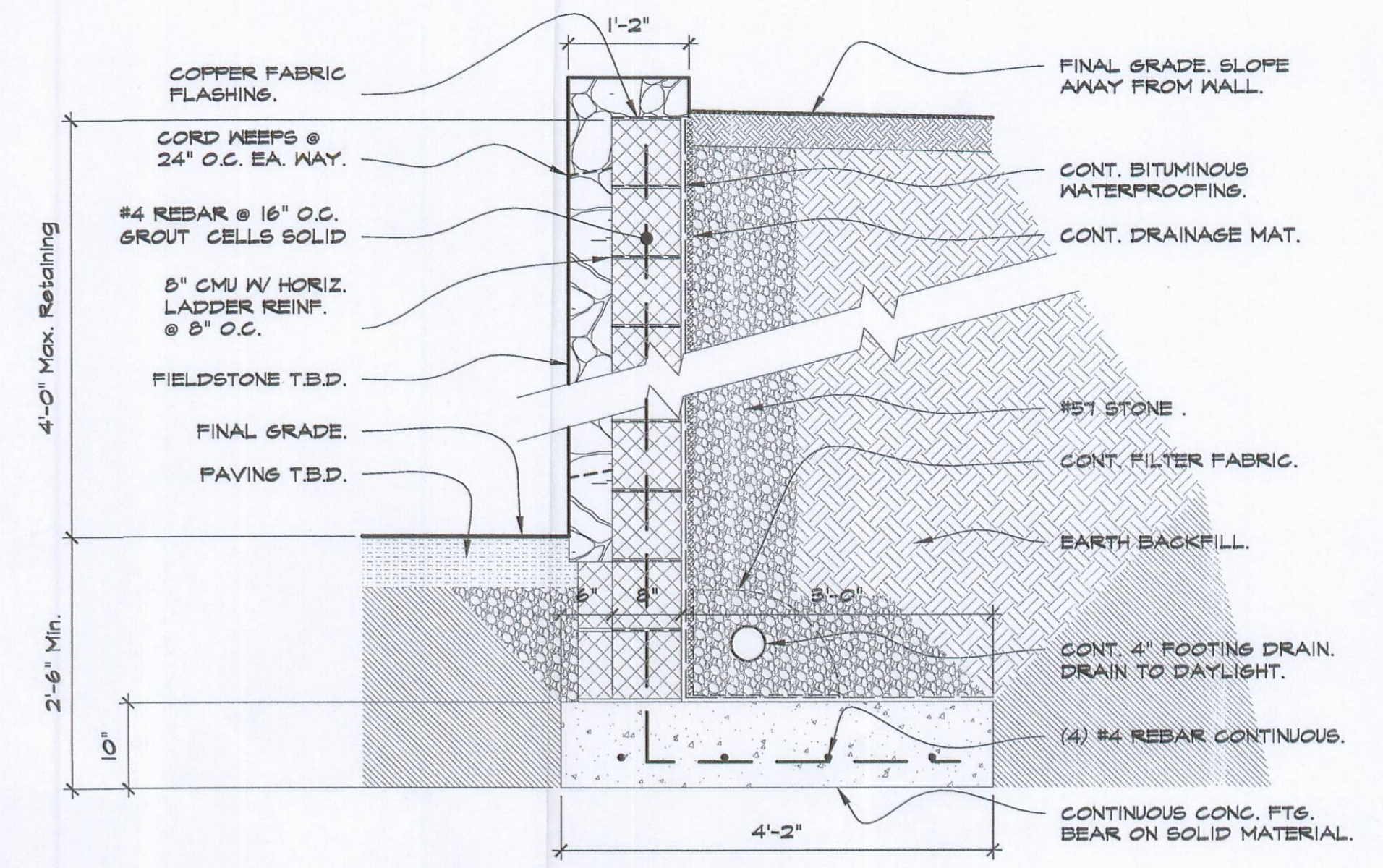
ABBOTT ♦ SKINNER
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117 4TH ST. N.E., SUITE B
CHARLOTTEVILLE, VIRGINIA 22902
RUSSELL SKINNER 434.971.1438

Long Residence
617 Park Street
Charlottesville, Virginia

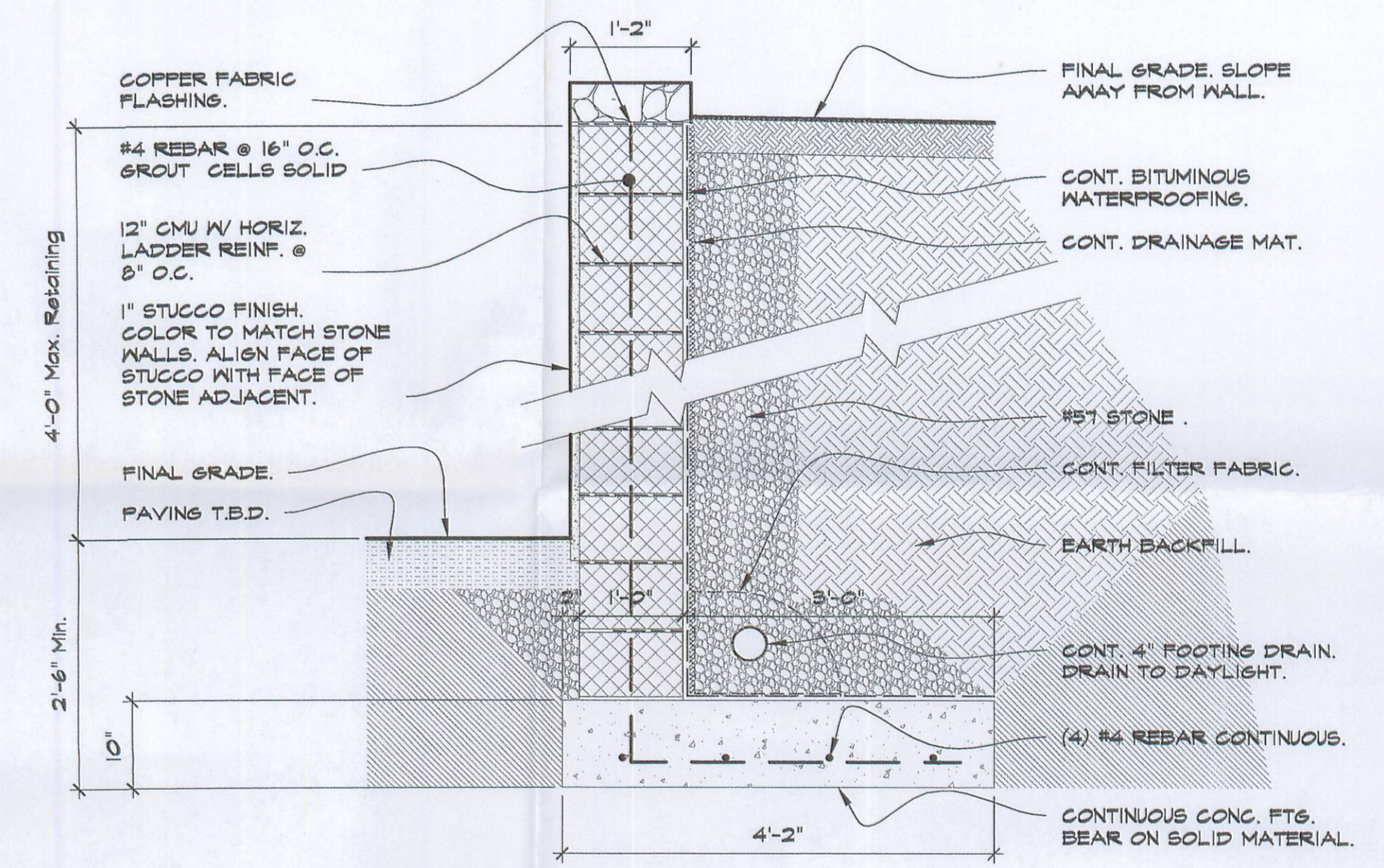
Site Plan
Scale: 1/8"=1'-0"

08 July 2014
04 November 2014
19 November 2014
24 December 2014

S1.0



1 Site Retaining Wall Section - Stone Veneer
 S1.1 3/4" = 1'-0"



2 Site Retaining Wall Section - Stucco
 S1.1 3/4" = 1'-0"

ABBOT ♦ SKINNER
 ARCHITECTS PLLC

117 4TH ST. N.E., SUITE B
 CHARLOTTEVILLE, VIRGINIA 22802
 RUSSELL SKINNER 434.971.1438

Long Residence

617 Park Street
 Charlottesville, Virginia

Site Details

24 December 2014

S1.1