

From: Scala, Mary Joy
Sent: Wednesday, June 04, 2014 12:04 PM
To: 'jen greenhalgh'
Subject: BAR Action May 20, 2014 - 636 Park Street

June 4, 2014

Blakeley and Jennifer Greenhalgh
636 Park Street
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application
BAR-14-05-04
636 Park Street
Tax parcel 520113000
Blakeley and Jennifer Greenhalgh, Owners and Applicants
Garage conversion

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 20, 2014. The following action was taken:

This item was approved on consent agenda (8-0) 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 (November 20, 2015), 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.

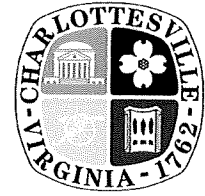
Upon completion of the project, please contact me for an inspection of the improvements included in this application. If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

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
scala@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
May 20, 2014**



Certificate of Appropriateness Application

BAR-14-05-04
636 Park Street
Tax parcel 520113000
Blakeley and Jennifer Greenhalgh, Owners and Applicants
Garage conversion

Background

The Munson house (1950) is a Colonial Revival style contributing structure located in the North Downtown ADC District. The landmark survey is attached.

June 17, 2008 - The BAR approved (9-0) the application (for shutters; enlarged rear porch; garage windows, door and siding; rear patio; new walkway; remove front boxwoods; remove rear 2 pines and ginkgo; replace rear drive with pavers) with the condition that the ginkgo remains. Submit the driveway pavement pattern and material to staff for approval. Informal suggestion: shutters should overlap window casing to appear to be hung.

August 16, 2011 - Denied (6-0) painting the unpainted brick house and approved (6-0) the proposed removal of the Sugar Maple and its replacement and the landscape plan as submitted. NOTE: As a friendly suggestion, the applicant should consider planting 2 trees in the front yard. The following species were recommended: Sugar Maple, American Beech, Willow Oak, Red Oak or White Oak.

Application

The applicant is requesting approval to convert the existing garage into a cottage. The existing roof and structure size will remain unchanged. Photos show the existing concrete block structure.

Hardi siding with 7" exposure painted Chelsea Gray will match existing siding at the rear of the house. New double doors and new aluminum windows, including one round window, will be added.

A small canopy to match the existing roof will be located over the entry doors.

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 Guidelines for Site Design include:

G. GARAGES, SHEDS, AND OTHER STRUCTURES

- 1) Retain existing historic garages, outbuildings, and site features in their original locations.*
- 2) If it is acceptable to relocate a secondary structure, locate it in such a way that it remains consistent with the general pattern of outbuildings to the main structure. (See Chapter 7 C. Moving Historic Structures.)*
- 3) Choose designs for new outbuildings that are compatible with the major buildings on the site.*
- 4) Take clues and scale from older outbuildings in the area.*
- 5) Use traditional roof slopes and traditional materials.*
- 6) Place new outbuildings behind the dwelling.*
- 7) If the design complements the main building however, it can be visible from primary elevations or streets.*
- 8) The design and location of any new site features should relate to the existing character of the property.*

Discussion and Recommendations

The proposed design is simple, and appropriately coordinates with the rear of the existing house.

Suggested Motion

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

616 Evergreen Ave
Charlottesville, VA 22902 – approximate address

NEW! Street View - Aug 2012



LANDMARK



SURVEY

IDENTIFICATION

Street Address: 636 Park Street
 Map and Parcel: 52-113
 Census Tract & Block: 3-405
 Present Owner: Fred Wood, Jr.
 Address: 636 Park Street
 Present Use: Residence
 Original Owner: Angelos Makris
 Original Use: Residence

BASE DATA

Historic Name: Munson House
 Date/Period: 1950
 Style: Colonial Revival
 Height to Cornice:
 Height in Stories: 2
 Present Zoning: R-1
 Land Area (sq.ft.): 98 x 168
 Assessed Value (land + imp.): 2910 + 15,060 = 17,970

ARCHITECTURAL DESCRIPTION

This house continues the Colonial Revival tradition for residences on Park Street, but is considerably less inspired than its earlier neighbors. The fine millwork trim has been replaced by more austere and simple features. Federal style splayed lintels articulate the one over one sash windows and the entrance door with its plain sidelights. The portico has coupled square piers and a flat roof with a plain ballustrade. The structure is sympathetic to the scale and materials of its earlier neighbors.

HISTORICAL DESCRIPTION

This lot on the corner of Park Street and Evergreen Avenue remained undeveloped until 1950 when Angelos Makris built the present house. The land was originally part of the acreage of the Lyons estate. In 1950 Harry A. Munson purchased the property from Angelos Makris (DB 155-41). It remained the Munson home until Mr. Munson's death in 1973. His estate sold the house to Warren Shifflet in 1974.



CONDITIONS

Good

SOURCES

City Records
 Mrs. Velora Thomson

P14-0051

Board of Architectural Review (BAR) Certificate of Appropriateness

RECEIVED

APR 04 2014

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

NEIGHBORHOOD DEVELOPMENT SERVICES

HC-168

chelsea gray



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	Blakeley & Jennifer Greenhalgh	Applicant Name	Jennifer Greenhalgh
Project Name/Description	Garage conversion	Parcel Number	
Property Address	636 Park St, Charlottesville, VA 22902		

Applicant Information

Address: 636 Park St
Charlottesville VA 22902
Email: jen.greenhalgh@gmail.com
Phone: (W) 434-531-6281 (H)
FAX:

Property Owner Information (if not applicant)

Address:
Email:
Phone: (W) (H)
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: [Signature] Date: 4/2/14
Print Name: Jennifer Greenhalgh Date: 4/2/14

Property Owner Permission (if not applicant)

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

Signature: _____ Date: _____
Print Name: _____ Date: _____

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

enclose garage, add siding, add bathroom to kitchen to make studio.

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

chelsea grey paint swatch, plans

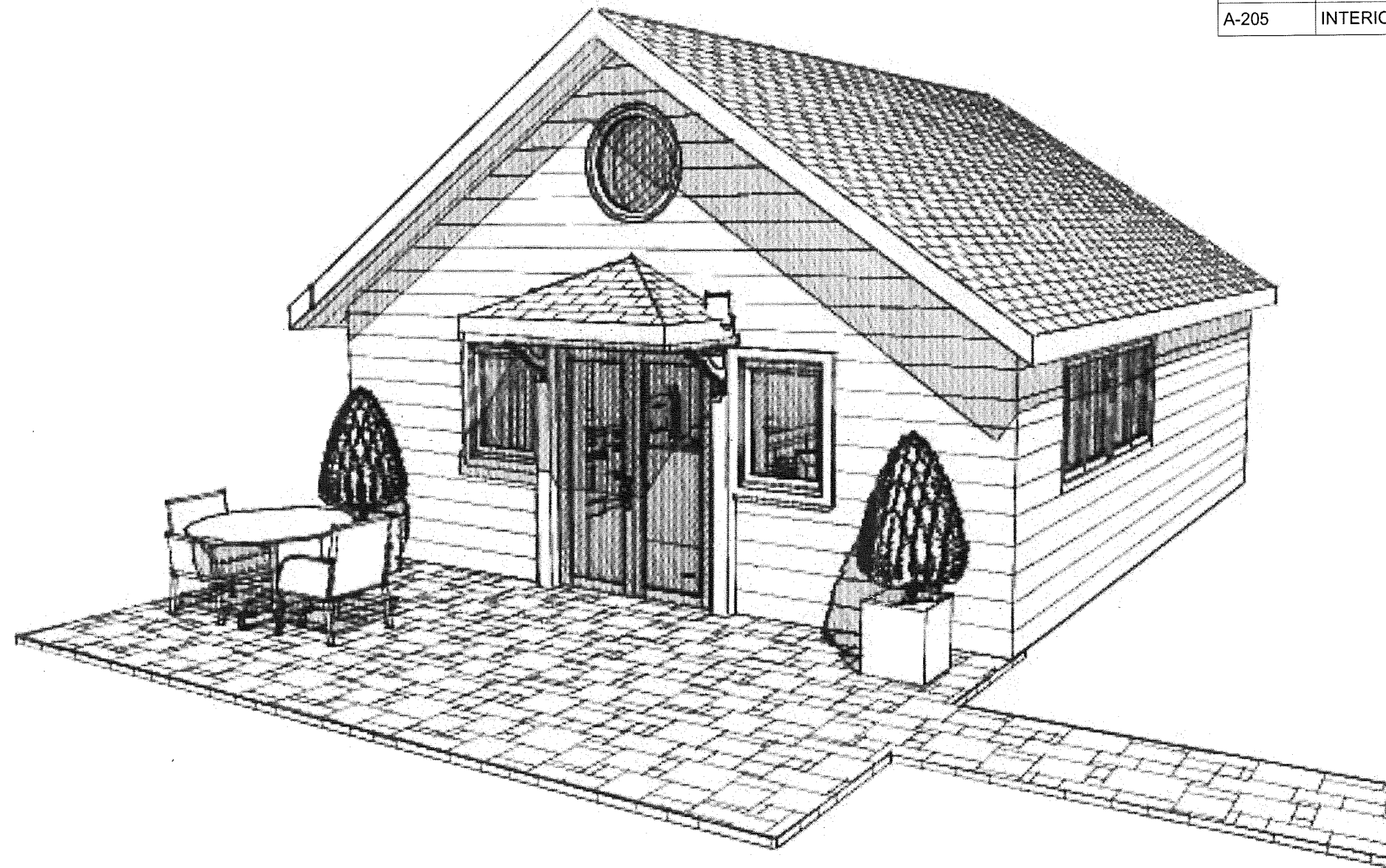
For Office Use Only

Received by: BSW
Fee paid: 125.00 Cash ck. # 1086
Date Received: 4/4/2014

Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

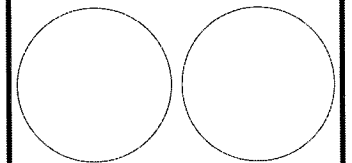
P14-0051

SHEET INDEX	
ID	Name
A-001	COVER SHEET
A-101	1st FLOOR PLAN
A-102	RCP Plan
A-103	ELECTRICAL PLAN
A-104	FURNITURE PLAN
A-201	NORTH AND SOUTH ELEVATION
A-202	EAST AND WEST ELEVATIONS
A-203	EXISTING COTTAGE AND PROP...
A-204	INTERIOR ELEVATIONS
A-205	INTERIOR ELEVATIONS



JACKSON + PARK DESIGN

CONSULTANTS



GREENHALGH COTTAGE

636 PARK ST
CHARLOTTESVILLE,
VA 22902

MARK	DATE	DESCRIPTION
	//	

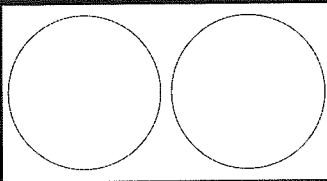
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 COPYRIGHT

SHEET TITLE
COVER SHEET

A-001

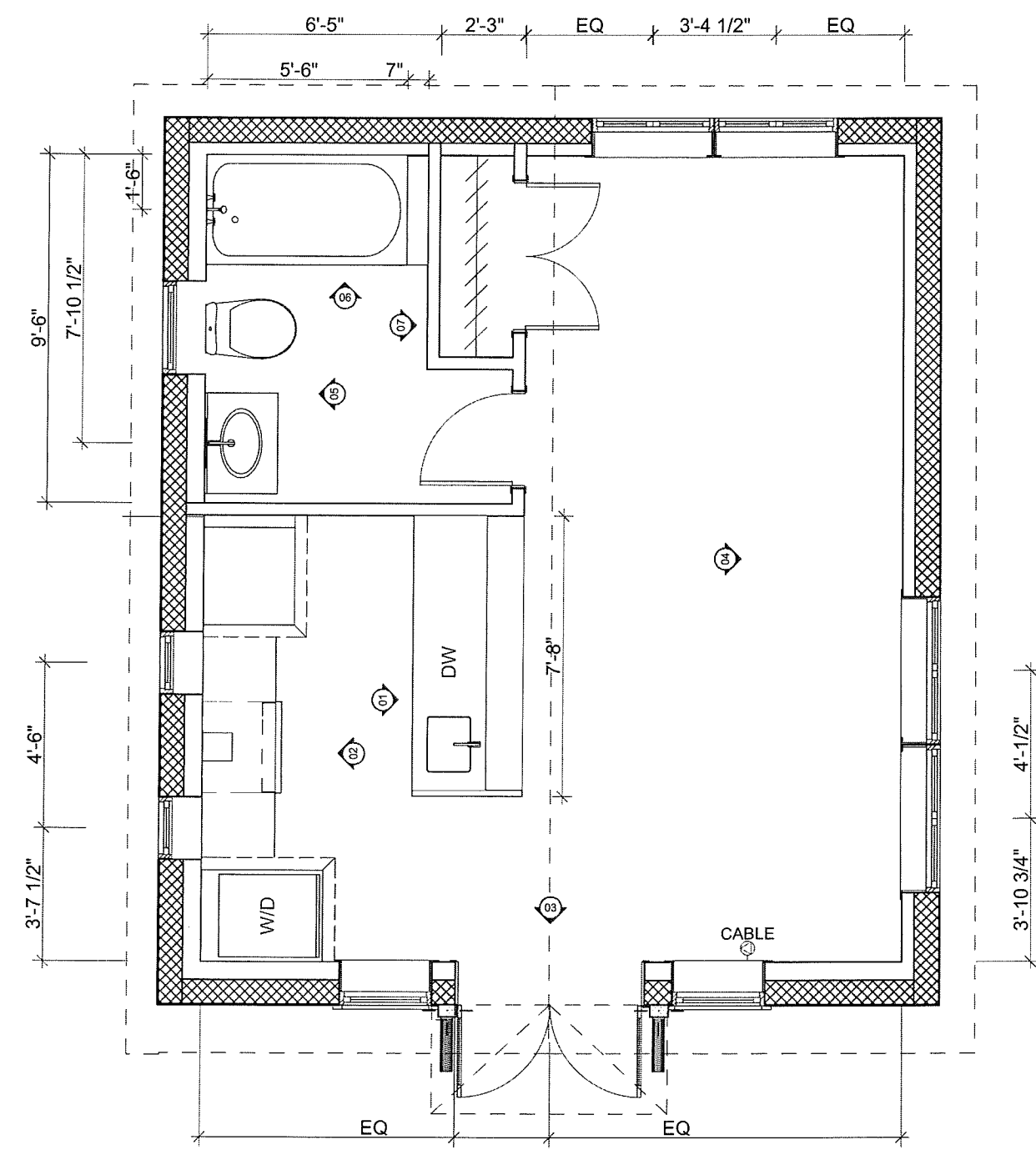
JACKSON + PARK DESIGN

CONSULTANTS



GREENHALGH COTTAGE

636 PARK ST
CHARLOTTESVILLE,
VA 22902



1 FLOOR PLAN
SCALE: 1/2" = 1'-0"

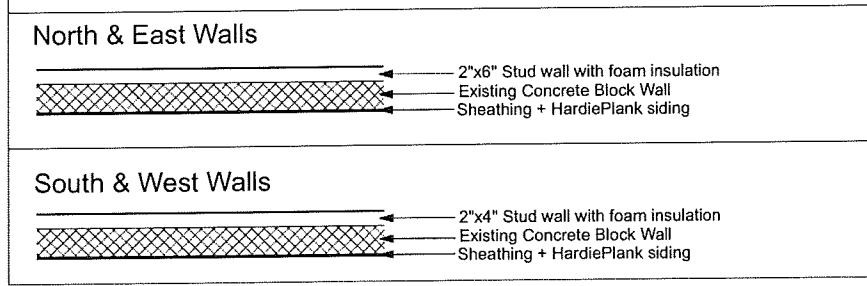
WINDOW SCHEDULE

ID	SIZE		Number	MATERIAL	NOTES
	WIDTH	HEIGHT			
W1	4'	3'-4"	2	05 Aluminum Plain	Living Room
W2	3'-4"	3'-4"	2	05 Aluminum Plain	Bedroom
W3	2'-6"	3'	1	05 Aluminum Plain	Bathroom
W4	1'-8"	3'-4"	2	05 Aluminum Plain	Kitchen
W5	2'-6"	3'-4"	2	09 Paint-01 Ceiling White	Entry
W6	3'	3'	1	09 Paint-01 Ceiling White	Round

DOOR SCHEDULE

ID	TYPE	DOOR				FRAME			DETAILS		RATING	HW SET	NOTES
		W	HT	THK	MATL	GLZ	W	THK	HEAD	JAMB			
D01	Standard 6 Panel	4'	6'-8"	0'-1 1/4"			0'-3/4"	0'-4"					
D02	Standard 6 Panel	2'-6"	6'-8"	0'-1 1/4"			0'-3/4"	0'-4"					
D03	No Grill	6'	6'-8"	0'-1 1/4"			0'-3/4"	0'-4"					

WALL LEGEND



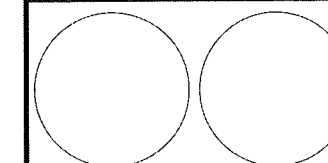
MARK	DATE	DESCRIPTION

PROJECT NO:
MODEL FILE:
DRAWN BY:
CHK'D BY:
COPYRIGHT

SHEET TITLE
1st FLOOR PLAN

JACKSON + PARK DESIGN

CONSULTANTS



GREENHALGH COTTAGE

636 PARK ST
CHARLOTTESVILLE,
VA 22902

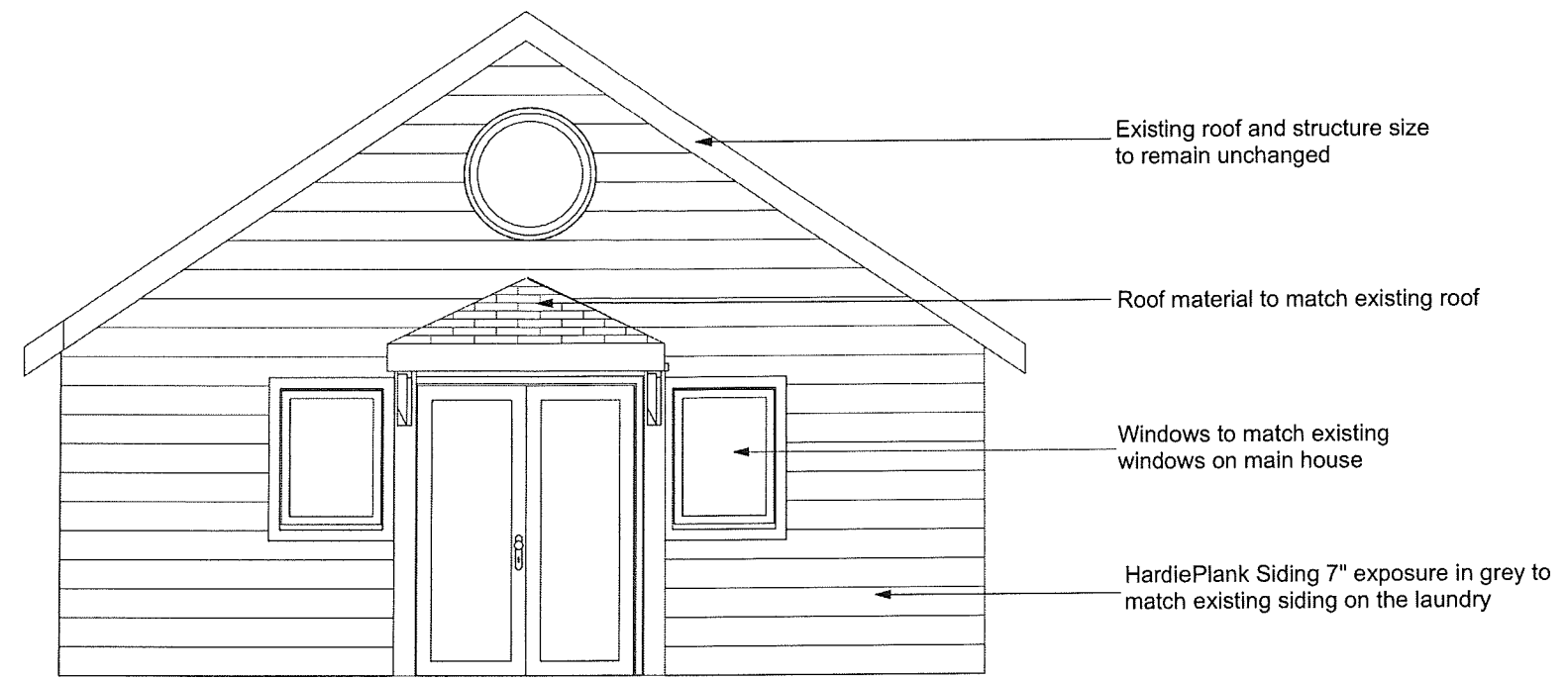
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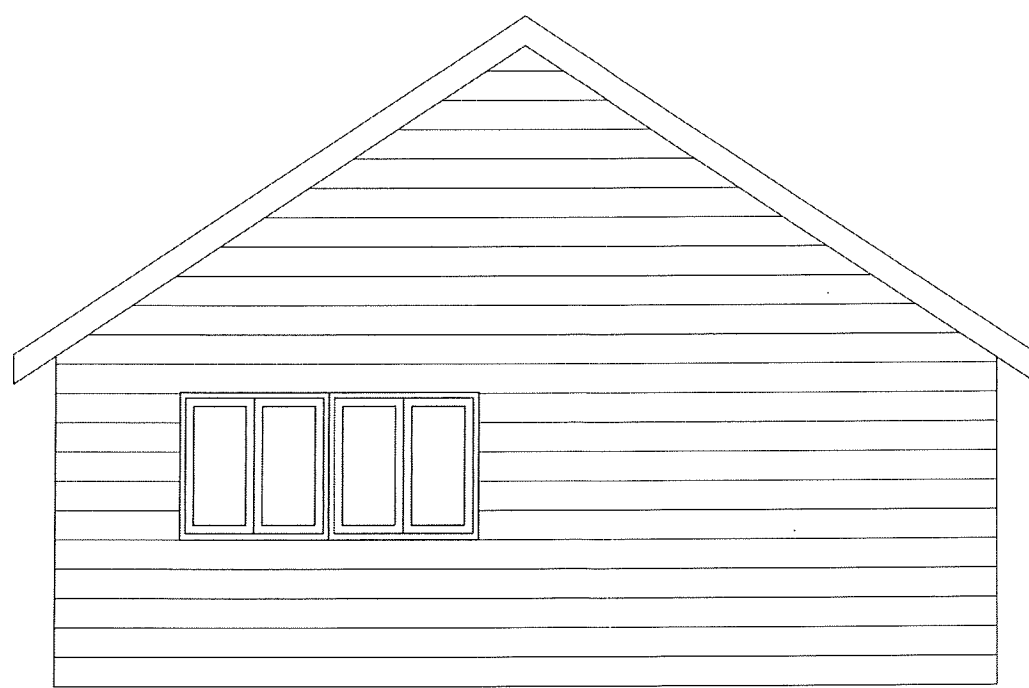
SHEET TITLE

NORTH AND SOUTH
ELEVATION

A-201



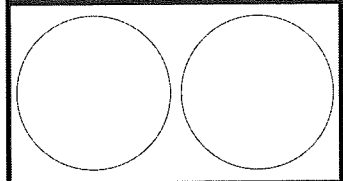
1 NORTH ELEVATION
SCALE: 1/2" = 1'-0"



2 SOUTH ELEVATION
SCALE: 1/2" = 1'-0"

JACKSON + PARK DESIGN

CONSULTANTS



GREENHALGH COTTAGE

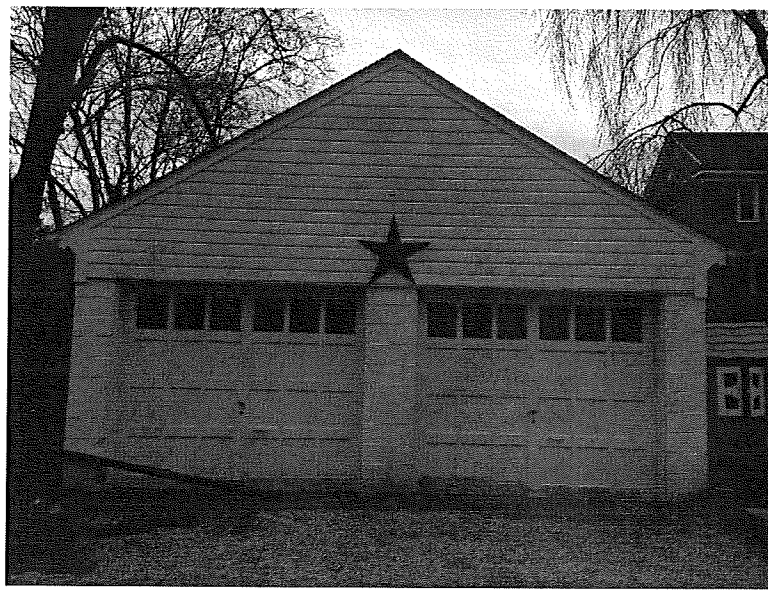
636 PARK ST
CHARLOTTESVILLE,
VA 22902

MARK	DATE	DESCRIPTION

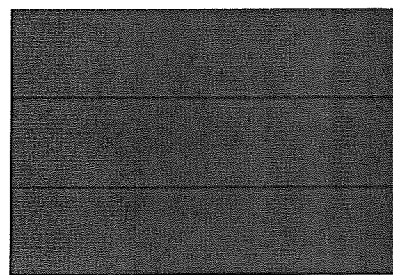
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 MODEL FILE:
 DRAWN BY:
 CHK'D BY:
 COPYRIGHT

SHEET TITLE
 EXISTING COTTAGE AND
 PROPOSED SIDING

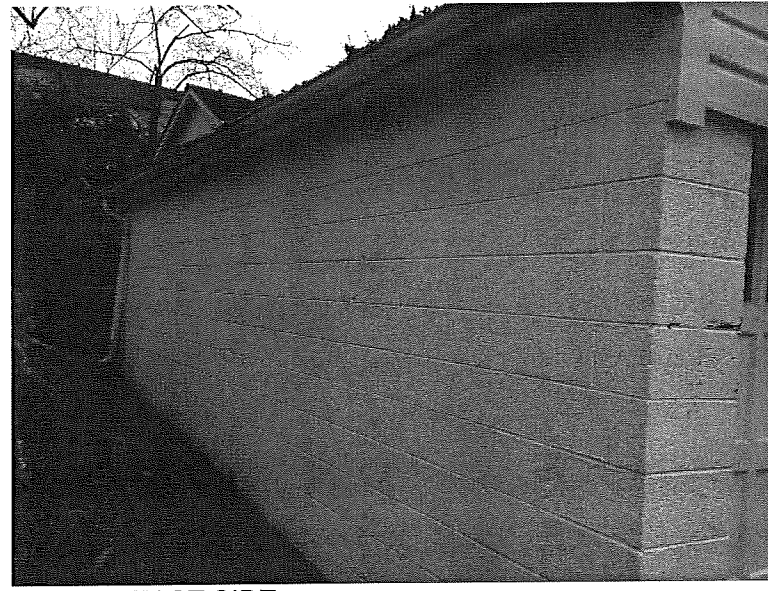
A-203



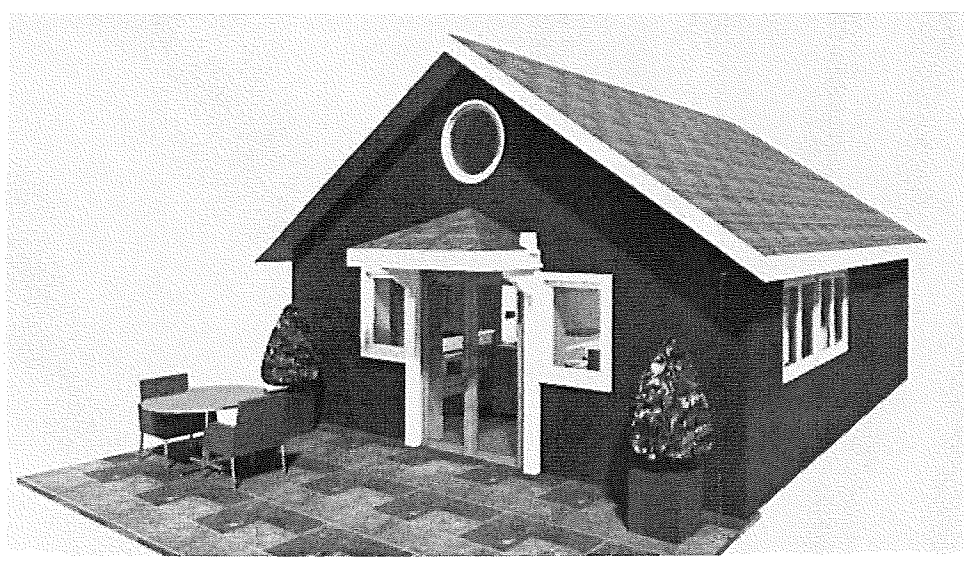
1 NORTH SIDE



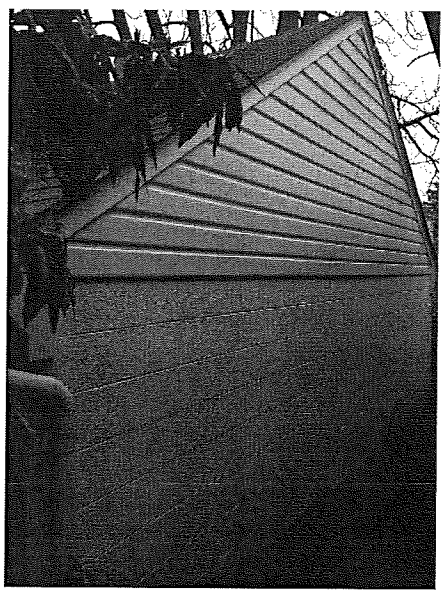
5 PROPOSED SIDING
CHELSEA GRAY TO
MATCH SIDING AT
BACK OF HOUSE



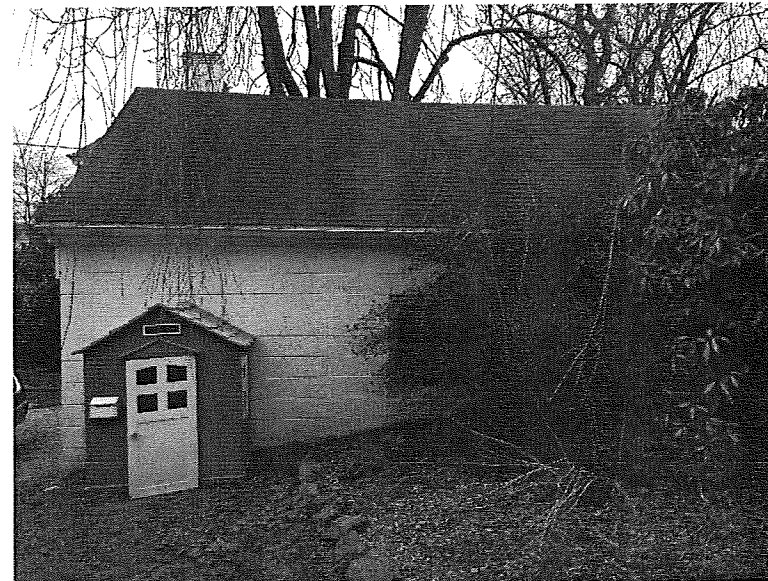
2 EAST SIDE



6 COTTAGE 3 D



3 SOUTH SIDE



4 WEST SIDE

CITY OF CHARLOTTESVILLE

"A World Class City"

Department of Neighborhood Development Services

City Hall Post Office Box 911
Charlottesville, Virginia 22902
Telephone 434-970-3182
Fax 434-970-3359
www.charlottesville.org



May 6, 2014

Dear Sir or Madam:

This letter is to notify you that the following application has been submitted for review by the City of Charlottesville Board of Architectural Review on property that is either abutting or immediately across a street from your property, or that has frontage on the same city street block.

Certificate of Appropriateness Application

BAR-14-05-04
636 Park Street
Tax parcel 520113000
Blakeley and Jennifer Greenhalgh, Owners and Applicants
Garage conversion

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Tuesday, May 20, 2014, starting at 5:30 pm in the City Council Chambers, City Hall**. Enter City Hall from the Main Street pedestrian mall entrance and go up one floor.

An agenda with approximate times and additional application information will be available on the BAR's home page accessible through <http://www.charlottesville.org>. If you need more information, please do not hesitate to contact me at 434-970-3130 or scala@charlottesville.org

Sincerely yours,

A handwritten signature in blue ink that reads 'Mary Joy Scala'.

Mary Joy Scala, AICP
Preservation and Design Planner