

From: Scala, Mary Joy
Sent: Wednesday, September 28, 2011 4:44 PM
To: Irene Jennings (tq612@mac.com)
Cc: Carrie Meinberg Burke (carrie@parabola-architecture.com)
Subject: BAR Actions - 616 Park Street

Irene and Elliott Jennings
616 Park Street
Charlottesville, VA 22902

RE: **Certificate of Appropriateness**
BAR 11-09-09
616 Park Street
Tax Map 52 Parcel184
Irene & Elliott Jennings, Owner
Enclose existing porch; perimeter fence

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural review (BAR) on September 20,2011.

The following action was taken:

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

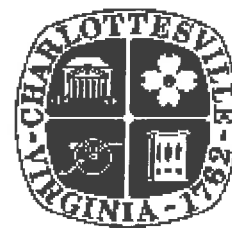
If you have any questions, please contact me at 434-970-3130 or scala@charlottesville.org.

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
September 20, 2011**



Certificate of Appropriateness

BAR 11-09-09

616 Park Street

Tax Map 52 Parcel 184

Irene & Elliott Jennings, Owner

Enclose existing porch; perimeter fence

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.

Application

The applicant is seeking approval to enclose an existing porch on the rear addition to create a mudroom.

The proposed painted siding will match the existing addition. New windows and glass patio door are proposed. Existing steps, porch deck and roof will remain.

In addition, the applicant seeks to extend the temporary administrative approval of the dark green wire mesh perimeter fencing that was approved last summer to enclose the rear yard play area.

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 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

Staff recommends approval.

Suggested Motion

Having considered the standards set forth within the City Code, including City Design Guidelines for New Construction and Additions, I move to find that the proposed porch enclosure and perimeter fencing 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.









**Board of Architectural Review (BAR)
Certificate of Appropriateness**

RECEIVED

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

AUG 30 2011
NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) copies of application form and all attachments.

For a new construction project, please include \$350 application fee. For all other projects requiring BAR approval, please include \$100 application fee. For both types of projects, the applicant must pay \$1.00 per required mail notice to property owners. The applicant will receive an invoice for these notices, and project approval is not final until the invoice has been paid. For projects that require only administrative approval, please include \$100 administrative fee. 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.

Information on Subject Property

Physical Street Address: 616 Park St.
CHARLOTTESVILLE VA, 22902
City Tax Map/Parcel: 52 / 184

Name of Historic District or Property: THE DUKE HOUSE

Do you intend to apply for Federal or State Tax Credits for this project? Maybe. TRA

Applicant

Name: IRENE + ELLIOTT SENNING
Address: 616 PARK ST.
Email: TQ612@mac.com
Phone: (W) 610.470.8099 (H) 244 0488
FAX: _____

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] 8/29/11
Signature Date

Property Owner (if not applicant)

Name: _____
Address: _____
Email: _____
Phone: (W) _____ (H) _____
FAX: _____

Property Owner Permission (if not applicant)

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

Signature _____ Date _____

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

ENCLOSE EXISTING PORCH ON REAR ADDITION TO CREATE MUD ROOM
(REFER TO BAR 05-11-01 ITEM E NOVEMBER 15, 2005)
NOTE: PACKAGE PREPARED BY BURKES AT 614 PARK ST, AND DESIGN HAS APPROVAL.)
Attachments (see reverse side for submittal requirements): _____

For Office Use Only

Received by: _____
Fee paid: _____ Cash/Ck. # _____
Date Received: _____

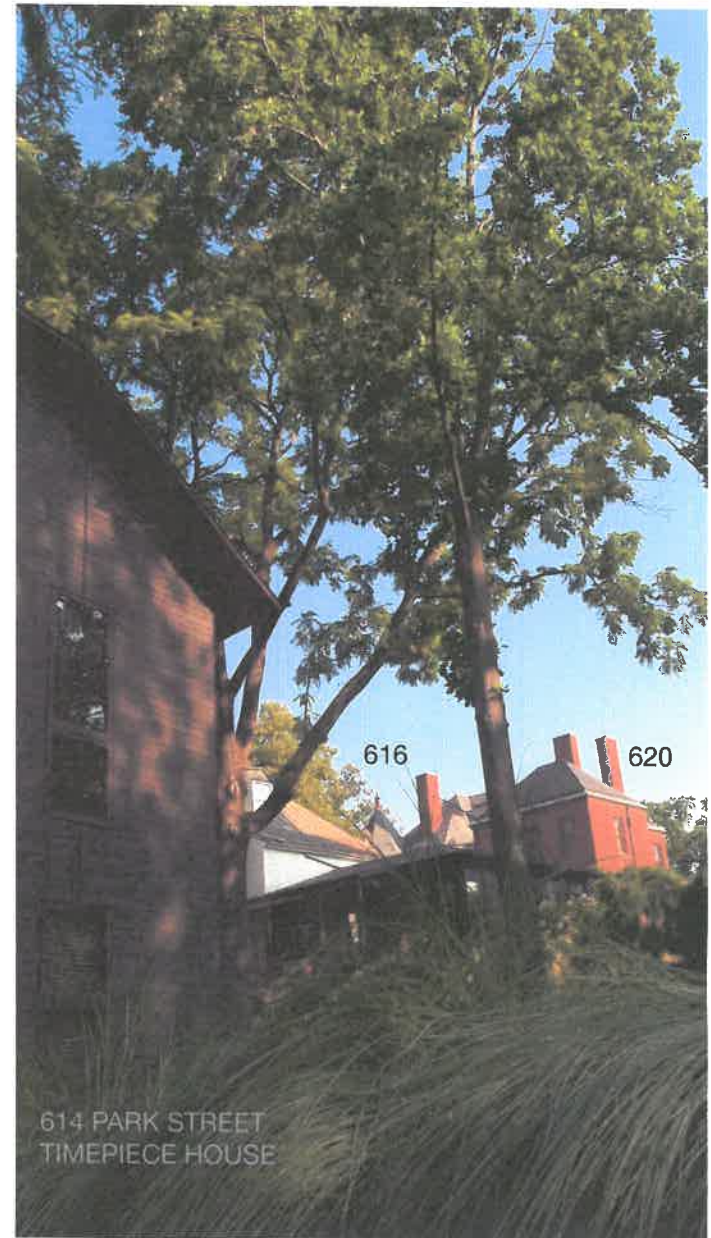
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

MUDROOM PORCH ENCLOSURE 083011
616 PARK STREET, CHARLOTTESVILLE VA



616 PARK STREET
HISTORIC DUKE HOUSE

RECEIVED
AUG 30 2011
NEIGHBORHOOD DEVELOPMENT SERVICES



614 PARK STREET
TIMEPIECE HOUSE

PARABOLA

ARCHITECTURE + INDUSTRIAL DESIGN
614 PARK STREET | CHARLOTTESVILLE, VA 22902
KEVIN BURKE, AIA | CARRIE MEINBERG BURKE, AIA
434-960-4135

MUDROOM PORCH ENCLOSURE 083011
616 PARK STREET, CHARLOTTESVILLE VA

616 PARK STREET
HISTORIC DUKE HOUSE



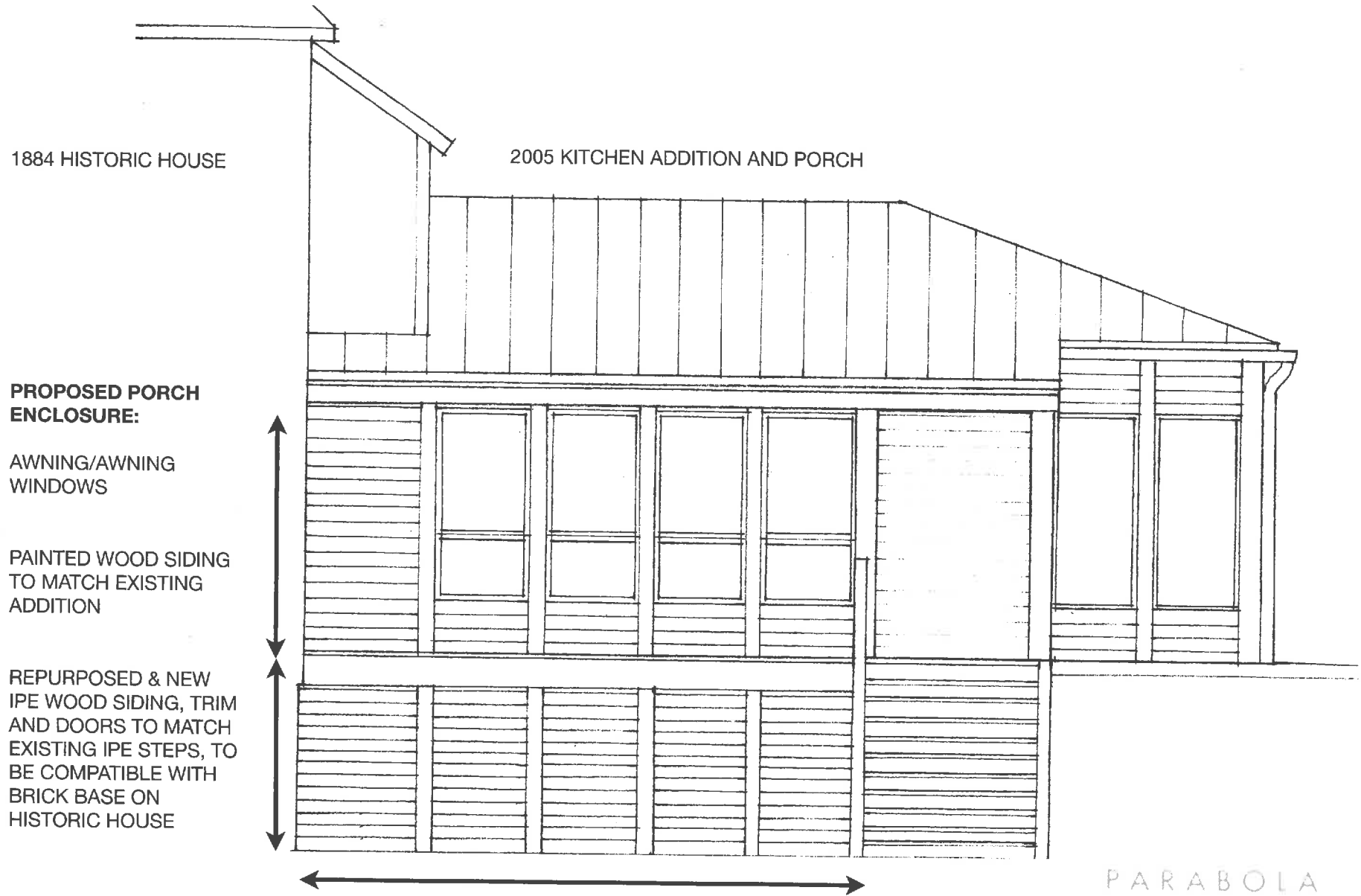
620 PARK STREET
HISTORIC
MARSHALL/RUCKER/SMITH HOUSE



PARABOLA

ARCHITECTURE + INDUSTRIAL DESIGN
614 PARK STREET | CHARLOTTESVILLE, VA 22902
KEVIN BURKE, AIA | CARRIE MEINBERG BURKE, AIA
434-960-4135

MUDROOM PORCH ENCLOSURE 083011
616 PARK STREET, CHARLOTTESVILLE VA

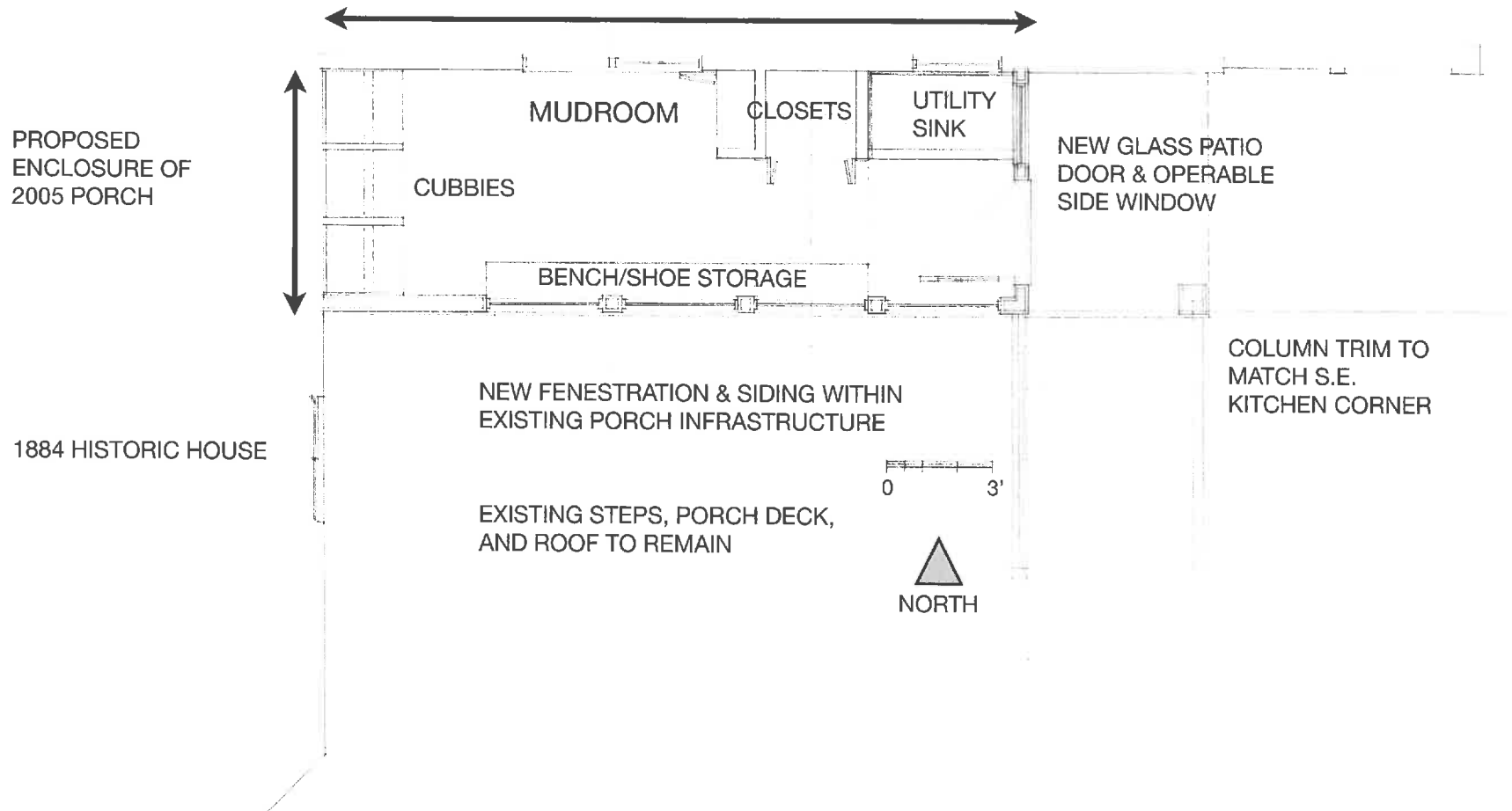


PARABOLA

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434-960-4135

MUDROOM PORCH ENCLOSURE 083011
616 PARK STREET, CHARLOTTESVILLE VA

2005 KITCHEN ADDITION AND PORCH



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ARCHITECTURE + INDUSTRIAL DESIGN
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KEVIN BURKE, AIA | CARRIE MEINBERG BURKE, AIA
434-960-4135