

From: Scala, Mary Joy
Sent: Thursday, August 27, 2015 9:33 AM
To: Jill Trischman-Marks (jtmarks@embarqmail.com)
Cc: 'bpritchard@b-h-a.com'
Subject: BAR Action - August 18, 2015 - 408 Park Street

August 27, 2015

Jill Trischman-Marks
5026 Burnley Lane
Barboursville, VA 22923

Certificate of Appropriateness Application

BAR 15-08-02

408 Park Street

Tax Parcel 53011700

Price Holdings, Owner/Jill Trischman-Marks, Applicant

Removal of all front concrete curbing and part of left front concrete walk. To be replaced with granite curbing and install underground piping to extend downspout drain.

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on August 18, 2015. The following action was taken:

The BAR approved (9-0) the application with the following changes:

- **The left front concrete walk to be replaced with blue stone or slate stepping stones or similar**
- **The landscaping changes are approved, with the exception of the plantings along the existing stone paver walk (which revised plantings will be approved administratively)**
- **Replacement in kind of the quarter round concrete curbing with a similar aggregate mix, so to match the historic concrete as closely as possible (with same finish and scoring; OK to strike a straightened line with sidewalk) and**
- **The underground piping to extend the downspout drain into the yard, not to the sidewalk**

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 Rice, Clerk of the City Council, PO Box 911, Charlottesville, VA 22902.

This certificate of appropriateness shall expire in 18 months (February 18, 2017), 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
August 18, 2015**



Certificate of Appropriateness Application

BAR 15-08-02

408 Park Street

Tax Parcel 530117000

Pride Holdings, Owner/ Jill Trischman-Marks, Applicant

Removal of all front concrete curbing and part of left front concrete walk. To be replaced with granite curbing and install underground piping to extend downspout drain.

Background

408 Park Street, "the Tower house" is a contributing structure in the North Downtown ADC District. It is an important example of the "Pilastered style" done in the Italianate mode. The building is of brick, laid in common bonds, six over six windows. The lot was sold to John Wood by George Carr in 1854, and the house was probably built shortly after. It is known to have been standing during the Civil War and is one of three structures claiming to have been General Sheridan's headquarters during his raid of March 30, 1867.

July 17, 2014 - The above referenced project was discussed at a meeting of the Charlottesville Board of Architectural Review during "Matters from the public not on the agenda." The following action was taken: Roger Birlle from DGP Architects requested administrative approval for a tax credit project at 408 Park Street, including replacing the roof, replacing a door on the front second floor, replacing four pairs of windows on the south side, and adding new shutters. In addition, planned repairs included: window well, railings, front walk, and brick repointing. There was consensus that administrative approval would be appropriate.

Application

408 Park Street recently underwent a building renovation using tax credits. They now are asking BAR approval to improve the street front of the property.

The applicant is requesting a certificate of appropriateness to:

- (1) Remove part of the existing walkway leading from the City sidewalk to the secondary door on the left side facing Park Street, which is confusing to customers. The door, stairs, and part of the walkway that leads to the side of the house would remain.
- (2) Remove the entire concrete curbing along the front property line adjacent to the sidewalk, and replace with a granite curb.
- (3) Install underground piping to extend downspout drain to City sidewalk through 4" hole in granite curb.
- (4) Proposed new landscaping (boxwoods, pieris, hellebores, periwinkle, and hydrangea).

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 Design Review Guidelines for Rehabilitations

D. ENTRANCES, PORCHES, AND DOORS

Entrances and porches are often the primary focal points of a historic building. Their decoration and articulation help define the style of the structure. Entrances are functional and ceremonial elements for all buildings. Porches have traditionally been a social gathering point as well as a transition area between the exterior and interior of a residence.

The important focal point of an entrance or porch is the door. Doors are often a character-defining feature of the architectural style of a building. The variety of door types in the districts reflects the variety of styles, particularly of residential buildings.

- 1. The original details and shape of porches should be retained including the outline, roof height, and roof pitch.*
- 2. Inspect masonry, wood, and metal or porches and entrances for signs of rust, peeling paint, wood deterioration, open joints around frames, deteriorating putty, inadequate caulking, and improper drainage, and correct any of these conditions.*
- 3. Repair damaged elements, matching the detail of the existing original fabric.*
- 4. Replace an entire porch only if it is too deteriorated to repair or is completely missing, and design to match the original as closely as possible.*
- 5. Do not strip entrances and porches of historic material and details.*
- 6. Give more importance to front or side porches than to utilitarian back porches.*
- 7. Do not remove or radically change entrances and porches important in defining the building's overall historic character....*

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 clues 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 structure 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 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 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.*

E. WALKWAYS AND DRIVEWAYS

Providing circulation and parking for the automobile on private sites can be a challenging task, particularly on smaller lots and on streets that do not accommodate parking. The use of appropriate paving materials in conjunction with strategically placed plantings can help reinforce the character of each district while reducing the visual impact of driveways.

- 1) *Use appropriate traditional paving materials like brick, stone, and scored concrete.*
- 2) *Concrete pavers are appropriate in new construction, and may be appropriate in site renovations, depending on the context of adjacent building materials, and continuity with the surrounding site and district.*
- 3) *Gravel or stone dust may be appropriate, but must be contained.*

- 4) *Stamped concrete and stamped asphalt are not appropriate paving materials.*
- 5) *Limit asphalt use to driveways and parking areas.*
- 6) *Place driveways through the front yard only when no rear access to parking is available.*
- 7) *Do not demolish historic structures to provide areas for parking.*
- 8) *Add separate pedestrian pathways within larger parking lots, and provide crosswalks at vehicular lanes within a site.*

Pertinent Design Review Guidelines for Public Improvements

D. STREETS, WALKS, AND CURBS

1. *Retain historic paving or curbing.*
2. *If any historic paving or curbing is uncovered in future public projects, consider reusing it or parts of it in the new project.*
3. *Make street paving consistent throughout districts.*
4. *When widening existing streets provide sidewalks, street trees, and other elements that maintain the street wall and emphasize the human scale.*
5. *Limit paved areas to streets, driveways, and pedestrian areas.*
6. *Consider using some type of distinctive crosswalks at key intersections or crossings.*
7. *Avoid faux techniques or appearances in materials, such as stamped asphalt or concrete.*
8. *When sidewalks must be repaired, match adjacent materials in design, color, texture, and tooling.*
9. *Avoid variation in sidewalk and curb materials.*
10. *When sidewalks need replacement, use a paving unit, such as brick or concrete with a tooled or saw cut joint that relates to the scale of the districts.*
11. *Avoid excessive curb cuts for vehicular access across pedestrian ways.*
12. *Where curb cuts are necessary, they should be consistent with other curb cuts in the area.*
13. *Do not block sidewalks with street furniture elements.*
14. *Remove obsolete signs and poles.*

Discussion and Recommendations

Removing part of the secondary walkway seems like a good solution, because the porch, stair and landing will remain. The landscape plan also seems simple and appropriate.

The BAR needs to discuss the appropriateness of the proposed concrete curb removal, given the recent denial of a similar request on West High Street. The BAR should not approve the removal of the curbing unless it can adequately distinguish the two applications.

Drainage may not be directed to the City sidewalk. Stormwater should daylight at the edge of pavement, not over a sidewalk; otherwise it could be a safety issue in the winter. A trench drain across the sidewalk would be acceptable; it needs to be load bearing and the lid for the trench drain should be slip resistant.

Suggested Motion

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

Having considered the standards set forth within the City Code, including City Design Guidelines for Site Design and Elements, I move to find that the proposed concrete curbing removal/ replacement with granite curb, and the new drain piping changes do not satisfy the BAR's criteria and are not compatible with this property and other properties in the North Downtown ADC district, and that the BAR denies that part of the application as submitted (or approves that part with the following modifications...).



←
condition of curb

July 2014
Submittal

408 PARK STREET
WEST ELEVATION
NOT TO SCALE

15 JUL 14
A-5



**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 Pride Holdings Applicant Name Jill Trischman-Marks
Project Name/Description Beacon Hill Associates Parcel Number 530117000
Property Address 408 Park Street Charlottesville VA 22902

Applicant Information

Address: 5026 Burnley Lane
Barboursville, VA 22923
Email: jtmarks@embarqmail.com
Phone: (W) 434/973-9785 (H) _____
FAX: _____

Property Owner Information (if not applicant)

Address: 408 Park Street
Charlottesville, VA
Email: BPritchard@b-h-a.com
Phone: (W) 434/326-5036 (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] 7/23/15
Signature Date

William Pritchard 7/23/15
Print Name Date

Property Owner Permission (if not applicant)

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

[Signature] 7/24/2015
Signature Date

Jill Trischman-Marks 7/24/2015
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): Removal of all of front concrete curbing and part of left front concrete walk. Installation of granite curbing, install underground piping to extend downspout drain.

List All Attachments (see reverse side for submittal requirements): A plan & details of the site indicating proposed demolition & improvements; a document with photographs & descriptions of the property, neighborhood, & proposed materials and plants; and sample(s) of the proposed granite curb.

For Office Use Only
Received by: [Signature]
Fee paid: 125.00 Cash/Ck. # 1088
Date Received: 7/24/15
Approved/Disapproved by: _____
Date: _____
Conditions of approval: _____

JILL TRISCHMAN~MARKS
Landscape Architect

408 Park Street
Charlottesville, Virginia
Board of Architectural Review Submittal



July 2015

PHOTOGRAPHS & DESCRIPTION OF THE EXISTING SITE CONDITIONS:

The concrete sidewalk to the secondary front door is misleading to customers because it does not enter a reception area.



To avoid confusion, the owner would like to remove some of the sidewalk leading from the city sidewalk toward the secondary door, leaving the sidewalk from the steps to the side of the building.





This existing sidewalk extends beyond the concrete curb into the City sidewalk so removal of the sidewalk would require replacement of at least part of the curb.



The existing concrete curbing between the property and the city sidewalk has deteriorated significantly. Therefore, we are proposing removing the entire concrete curb along the front property line adjacent to the city sidewalk.







PHOTOGRAPHS OF EXISTING NEIGHBORHOOD CONDITIONS:

No curb to east of property.



Concrete curb to west of property.



Concrete curb across the street.



Brick curbs in the neighborhood.





Granite curb across high street around Court Square and on side streets.





Existing drain pipe through granite curb.



PROPOSED GRANITE CURB FOR 408 PARK STREET:

The proposed granite curb is 4” wide and 12” deep with a sawn top and split sides. (See sample.)



The existing front door walk to 408 Park Street is constructed on stone pavers. The proposed granite curb would be sympathetic to the color of the existing stone walk.



Tapered edges, similar to those at the crosswalks, are specified for proposed granite curb at the entrance to the front walk and at the east property edge.



Examples in the neighborhood indicate the granite curb is also sympathetic to the City concrete sidewalk.



PROPOSED PLANT PALETTE:

Buxus 'Dee Runk' (Dee Runk Boxwood) - Dee Runk Boxwood is an evergreen shrub with an upright habit that grows to 8' high and 2' wide. It is grown for both its form and its ability to thrive in a variety of site conditions. It is deer resistant.



Buxus sp. (Existing Boxwood Hedge) – The existing boxwood hedge is comprised of evergreen boxwoods that are about 4' high and are probably the 'Wintergreen' cultivar. Wintergreen Boxwood is a fast growing boxwood variety with small shiny green leaves that hold their color in winter. It makes an excellent hedge and grows to 4' high and wide.



Helleborus niger 'Jonas' – (Jonas Hellebore) - Jonas Hellebore is an evergreen perennial with snow white blossoms that age to light green and may turn to blush pink in cool weather. The flowers each have 7 as opposed to the usual 5 petals. They flower from November – January with lots of outward-facing buds and blossom. It is deer resistant and grows to 24" high and wide.



Hydrangea paniculata 'Little Lime' (Little Lime Hydrangea) - Little Lime Hydrangea is a compact deciduous shrub that grows in an upright rounded mound to 5' tall and wide. Little Lime Hydrangea is noted for its large flowers emerging soft light green but maturing to pink and burgundy in fall. It has a compact, upright-mounded shape, and the strong stems hold the flower panicles upright with no drooping. The flowers typically bloom from July through September. The dark green leaves are attractive during the growing season, but produce an undistinguished fall color. Flower panicles may be left on the plant where they often persist into winter.

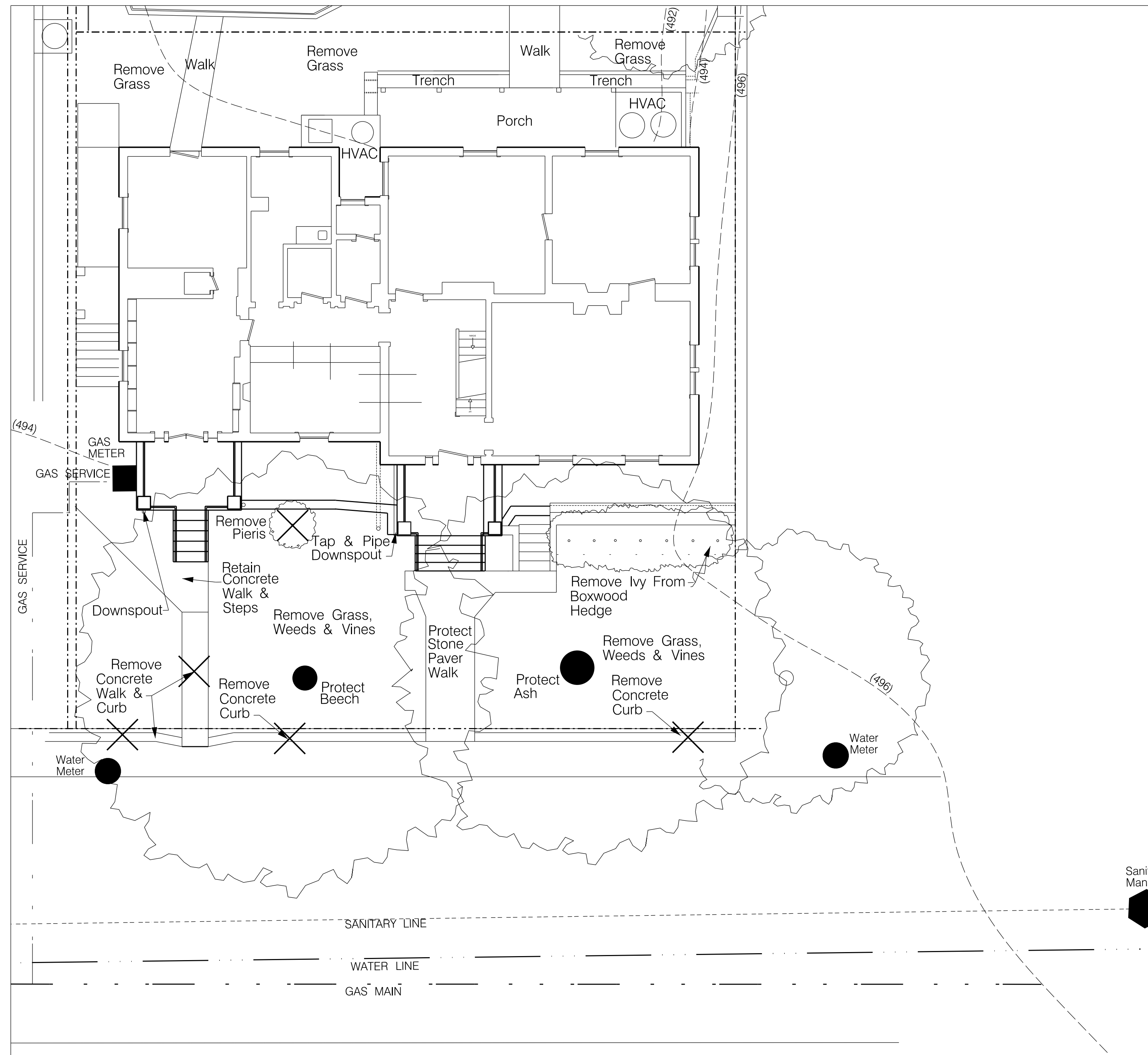


Pieris 'Flaming Silver' (Flaming Silver Pieris) - Flaming Silver Pieris is an evergreen shrub with fragrant white flowers in early spring and variegated foliage. The variegated leaves appear bright red in early spring and fade to pink with silver edges. In summer, the leaves have dark green centers and white margins. It grows to 4' high and wide and is deer resistant.

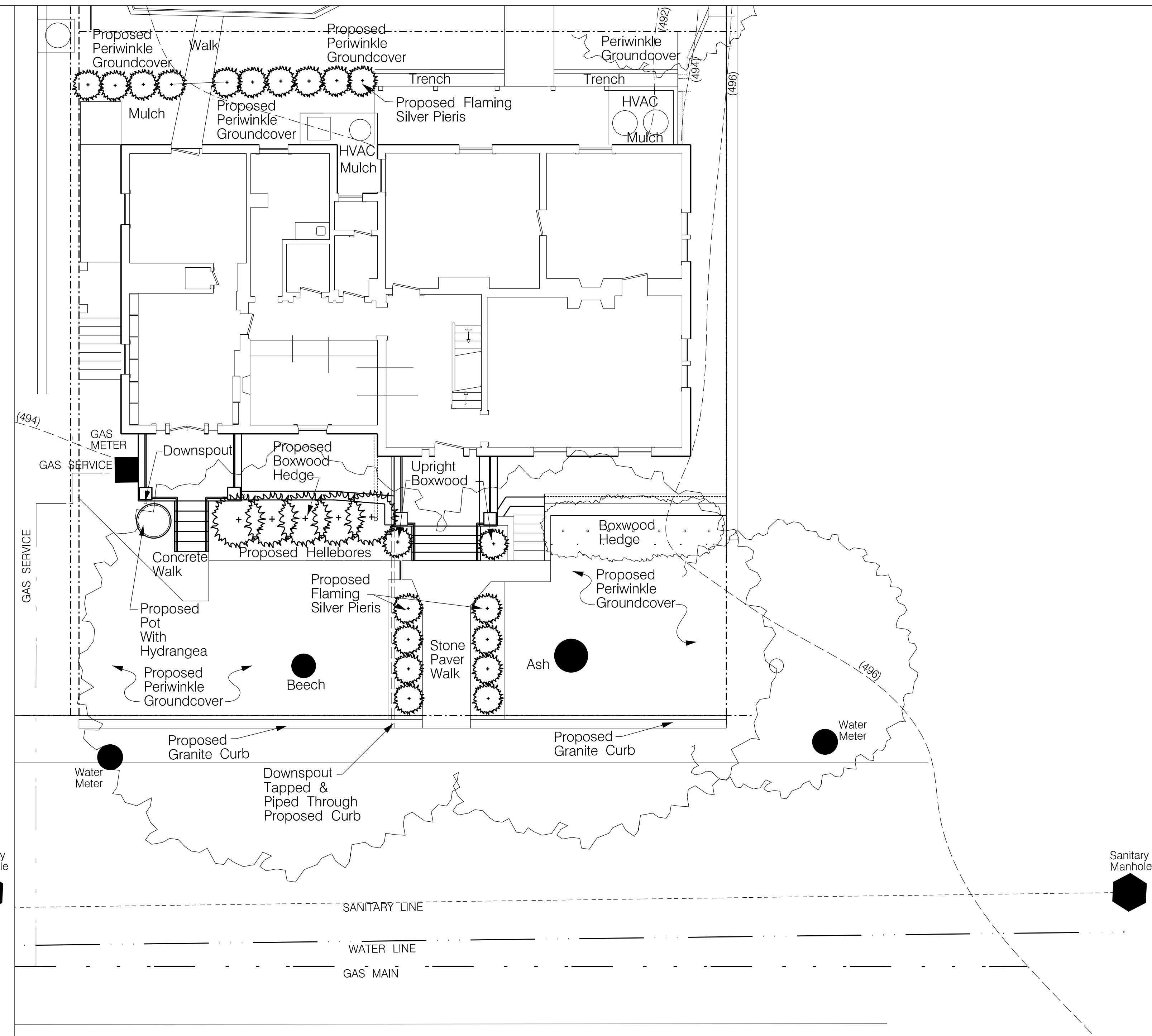


Vinca minor (Periwinkle) – Periwinkle is a ground cover with trailing stems that have smooth, evergreen leaves that roots at the nodes. It has lavender blue, phlox-like flowers in the spring and it continues to flower intermittently throughout the growing season. It grows into a 6" tall mound.



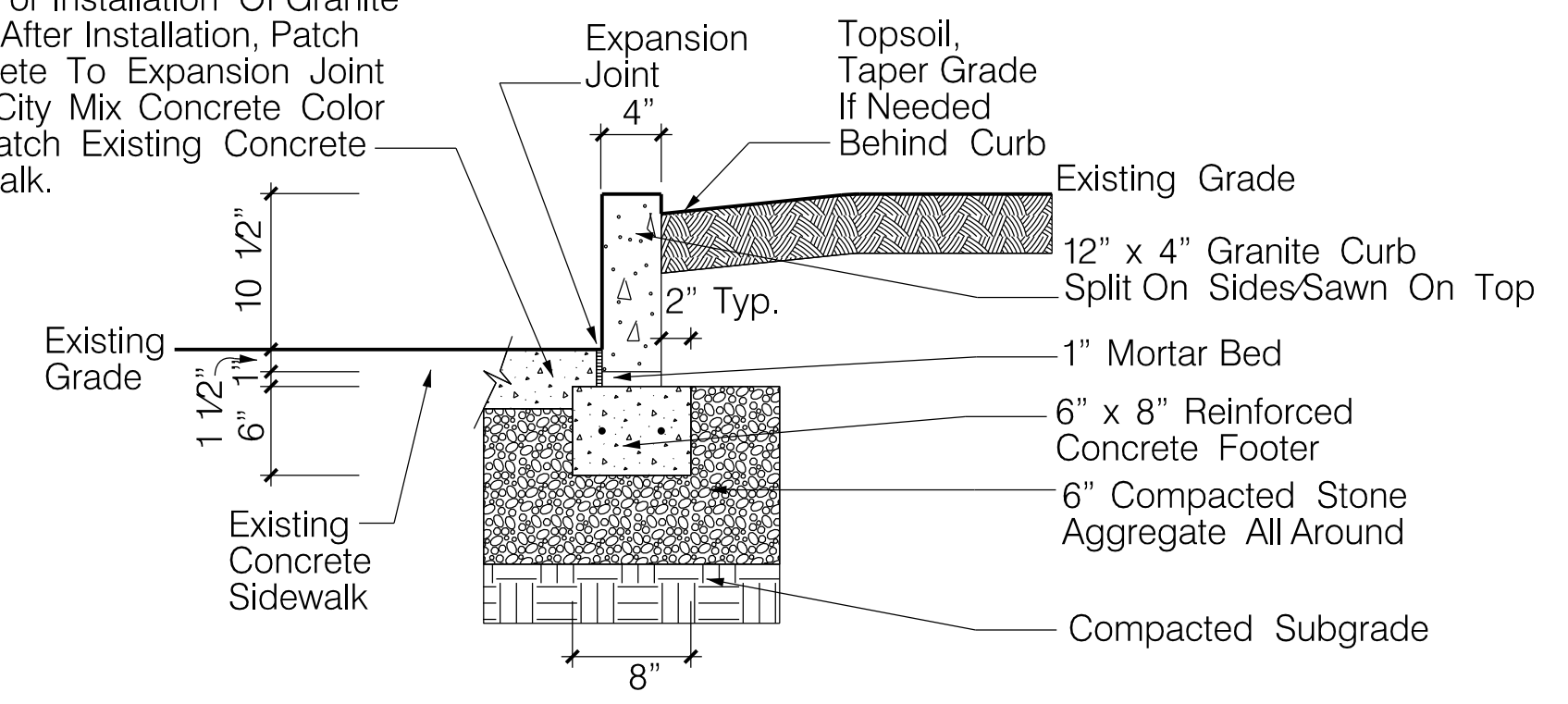


CONCEPTUAL DEMOLITION PLAN
Scale: 1/8" = 1'-0"



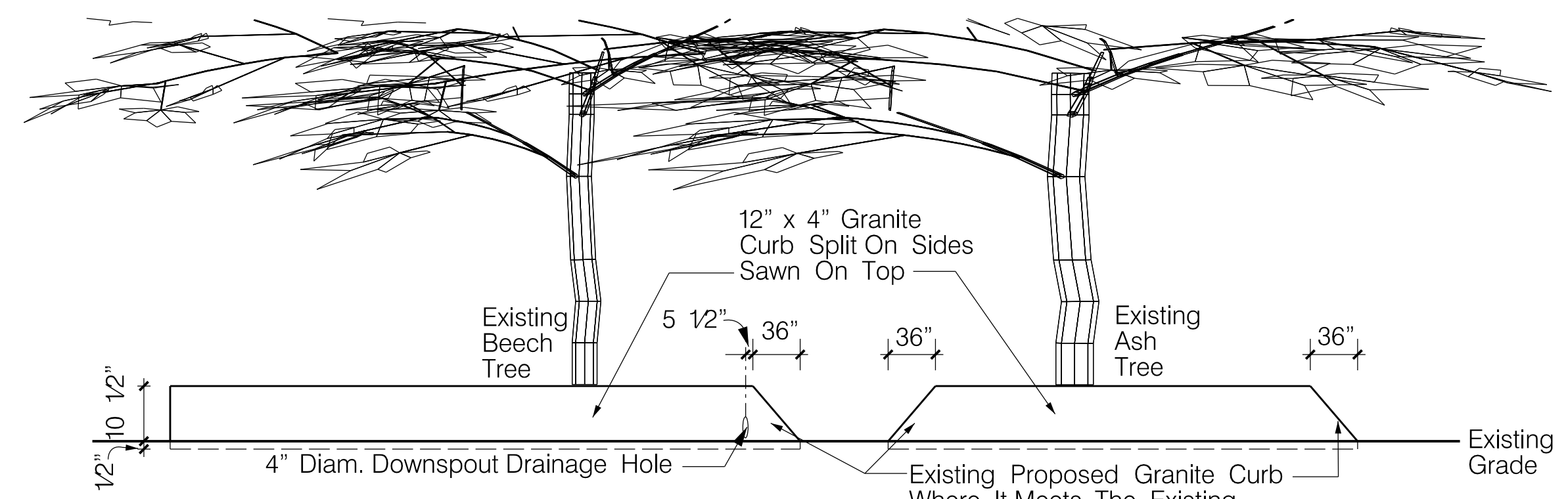
LANDSCAPE PLAN
Scale: 1/8" = 1'-0"

NOTE: Sawcut Existing Sidewalk As Needed To Create Straight Line For Installation Of Granite Curb. After Installation, Patch Concrete To Expansion Joint With City Mix Concrete Color To Match Existing Concrete Sidewalk.



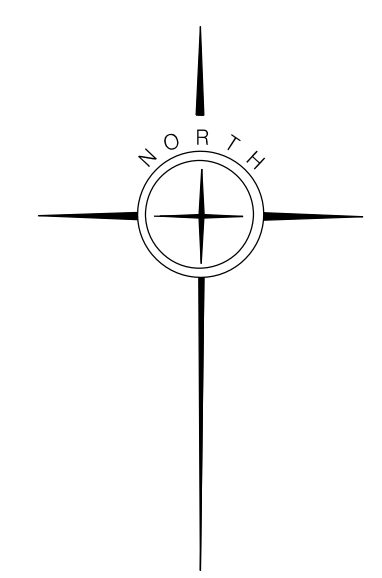
GRANITE CURB SECTION

Scale: 1" = 1'-0"



GRANITE CURB ELEVATION

Horizontal Scale: 1/8" = 1'-0"
Vertical Scale: 1/2" = 1'-0"



NOTE: Topography Is Based On Albemarle County GIS Website & Is Approximate.

- LEGEND:
- EXISTING DECIDUOUS TREE
 - EXISTING EVERGREEN
 - EXISTING DECIDUOUS SHRUB
 - PROPOSED DECIDUOUS TREE
 - PROPOSED EVERGREEN
 - EXISTING CONTOUR

SCALE:	As Noted
DATE:	7/17/2015
DRAWN BY:	JTM
REVISION:	7/18/2015
SHEET:	LP-1