

From: Scala, Mary Joy
Sent: Monday, June 27, 2016 2:01 PM
To: Jaskot, Farrell (farrelljaskot@gmail.com); gp.stone@comcast.net
Subject: BAR Actions - June 21, 2016 - 518 17th Street

June 27, 2016

George Stone
P.O. Box 2764
Charlottesville, VA 22902

RE: Certificate of Appropriateness Application
BAR 16-06-02
518 17th Street NW
Tax Parcel 050066000
Charlottesville VA House Corp (Alpha Phi), Owner/George Stone, Applicant
Fence Replacement

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on June 21, 2016. The following action was taken:

Graves moved to find that the proposed fence satisfies the BAR's criteria and is compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that the BAR approves the application as submitted.

Prior to installation, administratively, the BAR would like to see samples of the new aluminum fence; the BAR would also be open to looking at any alternative fences that could be better. The BAR approves the removal of the existing fence.

Sarafin seconded. Motion approved (8-0).

Please bring a small sample of your chosen fence material to office of Preservation & Design Planner when you are ready, so the BAR members can come and see it.

This certificate of appropriateness shall expire in 18 months (December 21, 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.

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
June 21, 2016**



Certificate of Appropriateness Application

BAR 16-06-02

518 17th Street NW

Tax Parcel 050066000

Charlottesville VA House Corp (Alpha Phi), Owner/George Stone, Applicant

Fence Replacement

Background

This dwelling built in 1900 is a contributing structure in the Rugby Road- University Circle-Venable Neighborhood ADC District. (Survey attached.)

November 15, 2011 - The applicant said to consider the application as a preliminary discussion.

December 20, 2011 - The BAR approved (8-0) the two-story frame addition subject to staff approval of: window cut sheet (aluminum clad with exterior applied SDL's), dark-sky compliant exterior lighting, landscape plan showing trees to be removed/replaced, and material submissions for windows and slate roof. The BAR also found that the proposed handicapped ramp does not threaten the historic significance of the building.

Additional suggestions included: eliminate the belt course on the hipped piece, reconsider the painting scheme with corner boards and trim, and articulate the blank panels on the "sleeping porch," possibly with fixed shutters.

Application

The applicant is seeking approval to replace the existing fence on two sides of the property (17th Street and Grady Avenue). The replacement fence is proposed to be 42" high, black metal.

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 and Elements

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 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 current fence is old, broken, and not salvageable. In staff's opinion the new fence, which uses a simplified design of similar materials and height to the old fence is an aesthetic and practical improvement that fits within the ADC Guidelines for this area.

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 fence satisfies the BAR's criteria and is compatible with this property and other properties in the Rugby Road-University Circle-Venable Neighborhood ADC District, and that the BAR approves the application as submitted.

Architectural And Historic Survey



Identification

STREET ADDRESS: 518 Seventeenth Street, NW
MAP & PARCEL: 5-66

CENSUS TRACT AND BLOCK:

PRESENT ZONING: R-3

ORIGINAL OWNER: Randolph M. Balthis

ORIGINAL USE: Residence

PRESENT USE: Rental Property (Residence)

PRESENT OWNER: Thomas E. Spicer, Jr., & David S. Spicer

ADDRESS: Cismont, Virginia 22928

HISTORIC NAME: R. M. Balthis House

DATE / PERIOD: 1900

STYLE:

HEIGHT (to cornice) OR STORIES: 2 storeys

DIMENSIONS AND LAND AREA: 104' x 150' (15,600 sq. ft.)

CONDITION: Good

SURVEYOR: Bibb

DATE OF SURVEY: Winter 1982

SOURCES: City/County Records

Thomas E. Spicer, Jr.

Sanborn Map Co. - 1920, 1929

ARCHITECTURAL DESCRIPTION

Although altered in appearance when the original weatherboarding was covered with asbestos shingles, this remains a handsome house nicely adapted to its large corner lot. Set on a high brick foundation, it is 2½ storeys tall, three bays wide, and double pile. Its steep hip roof has pedimented gables over the south half of the facade (west), over the west half of the north elevation, and over a projecting pavillion in the center of the south elevation. The roof is covered with slate and has projecting eaves and verges, boxed cornice, and plain frieze. There are two interior capped brick chimneys, one with inset panels. The tall and narrow windows are double-sash, 2-over-2 light, with architrave trim and black louvered shutters. They are the same height at both levels. There is a pair of small, double-sash, multi-light attic windows in each gable, those in the smallest south gable being the largest. A broad one-storey veranda wraps around the northwest corner of the house, covering half of each elevation and serving to orient the house toward both Seventeenth Street and Grady Avenue. The western section of the veranda is recessed into the facade as well as projecting from it. It has a medium-pitched hip roof with a simple entablature, coupled Tuscan columns set on wooden pedestals with inset panels, and a Colonial Revival balustrade. The wooden floor remains, but the front steps on the west facade have been replaced with cinderblock ones, and those on the north side have been removed and the gaps in the balustrade boarded over. The paired entrance doors in the north bay of the west facade have one large oval light above a decorated panel. There is a 3-light rectangular transom. There is a 2-storey back porch at the rear of the south side of the house, beyond the projecting bay. It has plain square piers, and the turned balustrade remains only at the second level.

HISTORICAL DESCRIPTION

Randolph M. Balthis bought 2 lots in Preston Heights in 1899 (ACDB 114-456) and, according to tax records, built this house the next year. It faces west, toward 17th Street; instead of north, toward Grady Avenue almost opposite Wyndhurst, the Preston House. The walls were covered with asbestos shingles in 1953, while Mrs. Balthis still occupied the house. (Mr. Balthis died in 1925). Thomas E. and Camille S. Spicer bought it in 1963, the year after her death and deeded it to their sons Thomas E. Spicer, Jr. and David S. Spicer in 1975 (City DB 237-26, 370-335). It is used as rental property and has been occupied by Alpha Omega, a religious community, for some time.

Additional References: City WB 9-192







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 Email scala@charlottesville.org

RECEIVED
MAY 31 2016
NEIGHBORHOOD DEVELOPMENT SERVICES

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments.
Please include application fee as follows: New construction project \$375; Demolition of a contributing structure \$375;
Appeal of BAR decision \$125; Additions and other projects requiring BAR approval \$125; Administrative approval \$100.
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 3:30 p.m.

Owner Name CHARLOTTESVILLE VA HOUSE CORP. Applicant Name GEORGE STONE
Project Name/Description REPLACE FENCE (ALPHA PH1) Parcel Number 050066000
Project Property Address 518 17TH ST. N.W., CHARLOTTESVILLE, VA 22903

Applicant Information

Address: P.O. Box 2764
CHARLOTTESVILLE, VA 22902
Email: SP. STONE @ COMCAST.NET
Phone: (W) 434-977-6088 (C) 434-489-2121

farrelljaskot@gmail.com

Property Owner Information (if not applicant)

Address: 231 LAKESIDE DRIVE
CALLEDONALE CO. 21623
Email: TAMI.BENDER @ BENDER FINANCIAL.COM
Phone: (W) 170505829 (C) _____

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.

George F. Stone 5/31/16
Signature Date
GEORGE G. STONE 5/31/16
Print Name Date

Property Owner Permission (if not applicant)

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

Tami Bender 5/31/16
Signature Date
Tami Bender 5/31/16
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): REPLACE FENCE ON
TWO SIDES (17TH ST. & GRAY AVE) OF PROPERTY

List All Attachments (see reverse side for submittal requirements):
PHOTOGRAPHS OF EXISTING FENCE

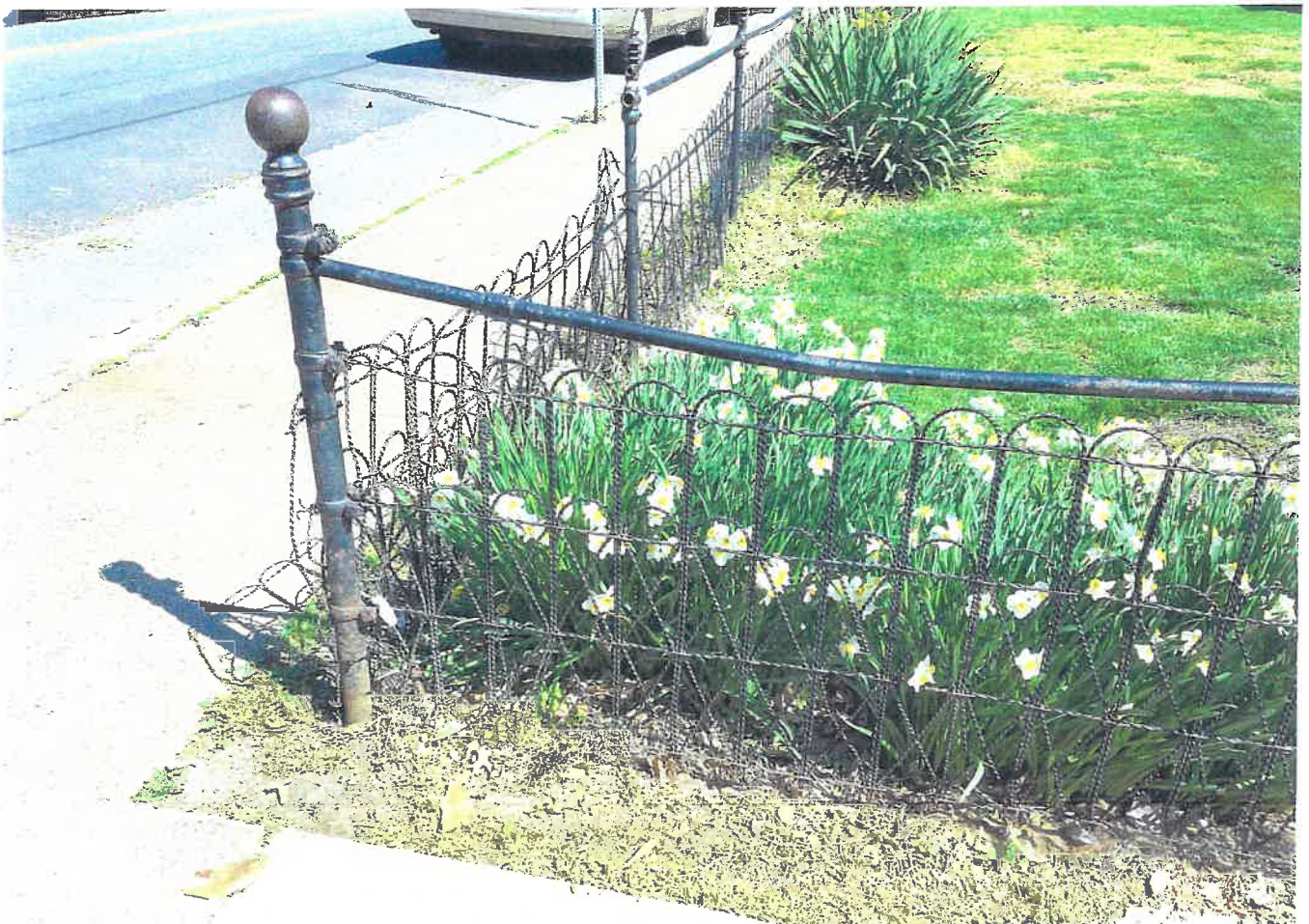
For Office Use Only

Received by: J. Barmore
Fee paid: \$125.00 Cash/Chk. # 2876
Date Received: 5/31/2016
Revised 2016 P16-D102

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____







CONCEPTUAL OF NEW FENCE

