

**From:** Scala, Mary Joy  
**Sent:** Thursday, March 23, 2017 10:21 AM  
**To:** 'Clark Gathright'  
**Subject:** BAR Action- 617 Park Street - March 21, 2017

March 23, 2017

Clark Gathright  
100 10<sup>th</sup> Street NE, Suite 200  
Charlottesville, VA 22902

**RE: Certificate of Appropriateness Application**  
BAR 17-03-02  
617 Park Street  
Tax Parcel 520186000  
Megan and Chris Long, owner/ Clark Gathright, applicant  
New Driveway and landscaping

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on March 21, 2017. The following action was taken:

**Sarafin accepted the applicant's request for a deferral. Mohr seconded. The motion passed (7-0).**

Some comments were: the choice of materials is generally appropriate without the stamped concrete; concerns about the amount of paving and number of entrances; concerns about making the side yard into a front entrance; consider screening the mechanical; encourage detailing to be consistent; suggest a car courtyard with single entrance instead of circular drive.

The following link takes you to video archives that include BAR meetings, if you want to review the actual discussion:

[http://charlottesville.granicus.com/ViewPublisher.php?view\\_id=2](http://charlottesville.granicus.com/ViewPublisher.php?view_id=2)

If you want to get back on the April 18 agenda, *please inform me no later than March 28*, the deadline for submittal. However, since this is a deferral you may have until Monday April 10 to submit revised drawings.

If you have any questions, please contact me at [434-970-3130](tel:434-970-3130) or [scala@charlottesville.org](mailto: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](mailto:scala@charlottesville.org)

**CITY OF CHARLOTTESVILLE  
BOARD OF ARCHITECTURAL REVIEW  
STAFF REPORT  
March 21, 2017**



**Certificate of Appropriateness Application**

BAR 17-03-02

617 Park Street

Tax Parcel 520186000

Megan and Chris Long, owner/ Clark Gathright, applicant

New Driveway and landscaping

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**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.

January 20, 2015 - The BAR approved (7-0), (1) a new plan has been submitted that moves a portion of the stone retaining wall approximately two feet to the east; (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; (4) the applicant is requesting new fencing to replace an existing wire fence, to be located 2 feet south of the north property line.

## **Application**

The applicant is proposing work that includes a new circular driveway entering and existing onto Wine St. The driveway will be surfaced with a permeable concrete paver system with concrete curb and stone wall edges, depending on the change in grade elevation.

The applicant states that the design intent is to remain in keeping with the existing materials and landscaping on-site. The new stone walls will be constructed of the same stone as the other existing stone wall on-site. The selected permeable paver is a close match to the existing textured concrete parking area on-site. The concrete entry aprons will match the color and textured cobblestone surface of the existing concrete parking area. In addition, other site elements (the metal fence, bluestone pavers, and some landscaping) will be re-used on-site, as shown in the plans.

The existing screening shrubs (hollies) and trees will be relocated out of the driveway area to maintain privacy screening. The only tree of significant size to be removed is a Redbud in poor condition, likely a victim of utilities pruning.

## **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.*

### **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.*

### **Discussion and Recommendations**

Staff has attached the previous plan from January 2015.

One guideline recommends against stamped concrete, which is shown on the driveway aprons and is intended to match the existing driveway. In staff opinion the proposed changes are 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 driveway and landscaping 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.



# 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](mailto:scala@charlottesville.org)

RECEIVED

FEB 28 2017

Please submit ten (10) hard copies and one (1) digital copy of application form and all attachments. **NEIGHBORHOOD DEVELOPMENT SERVICES**  
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 Megan + Chris Long Applicant Name Clark Gathright  
Project Name/Description 617 Park St. Driveway Parcel Number TM 52 Parcel 186  
Project Property Address 617 Park St.

### Applicant Information

Address: 100 10<sup>th</sup> St NE Suite 200  
Charlottesville, VA 22902  
Email: cgathright@dcgarchs.com  
Phone: (W) 434-971-8848 (C) \_\_\_\_\_

### Property Owner Information (if not applicant)

Address: 617 Park St  
Charlottesville, VA 22902  
Email: meglong03@gmail.com  
Phone: (W) \_\_\_\_\_ (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.

[Signature] 2/28/17  
Signature Date

Clark Gathright 2/28/17  
Print Name Date

### Property Owner Permission (if not applicant)

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

[Signature], agent 2/28/17  
Signature Date

Clark Gathright 2/28/17  
Print Name Date

Description of Proposed Work (attach separate narrative if necessary): New permeable paver driveway with concrete curb & stone walls and minor landscaping.

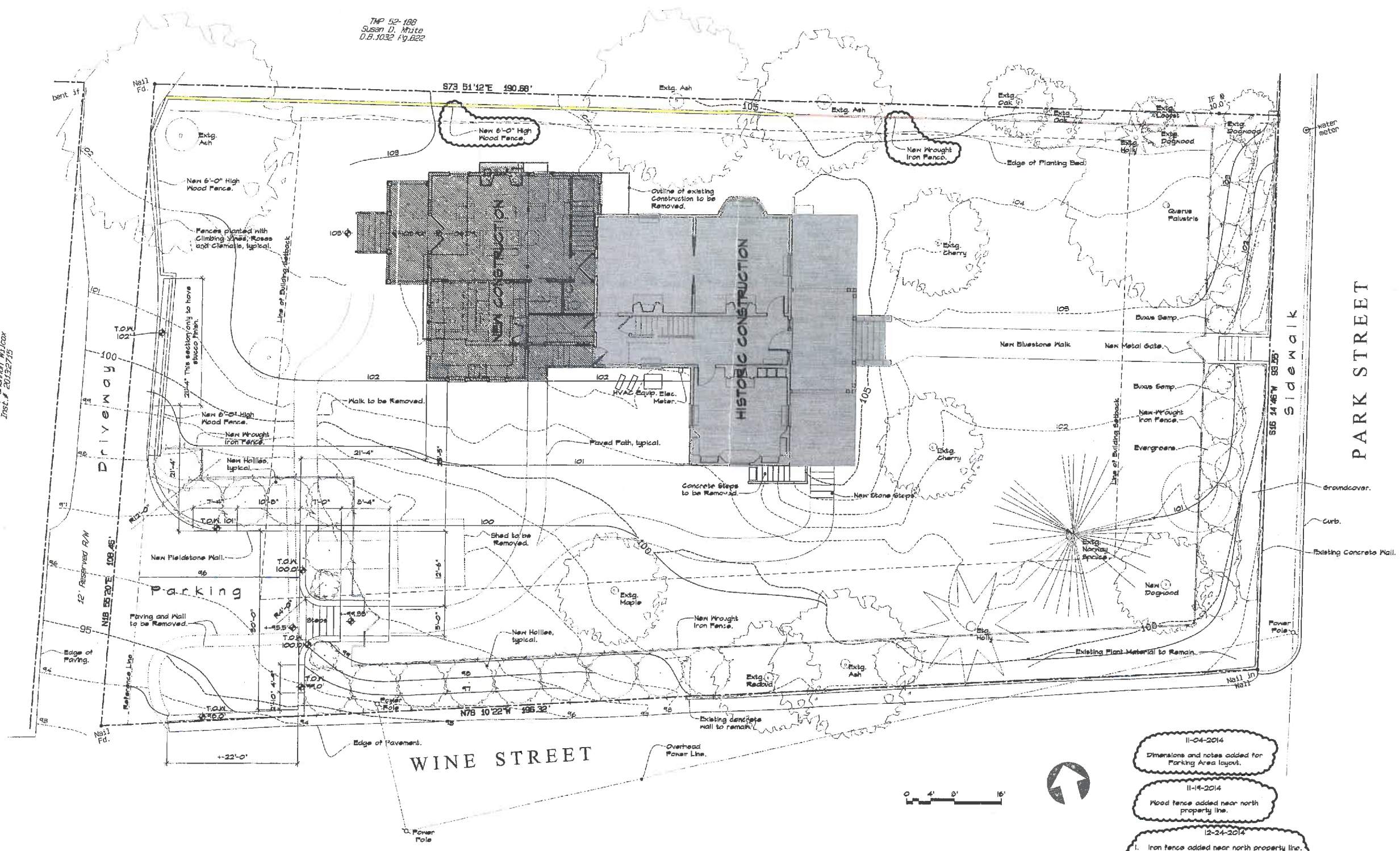
### List All Attachments (see reverse side for submittal requirements):

Package with plans, details & photos.

**For Office Use Only**  
Received by: D. E. Benko Approved/Disapproved by: \_\_\_\_\_  
Date: \_\_\_\_\_  
Fee paid: \$125.00 Cash/Ck. # \_\_\_\_\_ Conditions of approval: \_\_\_\_\_  
Date Received: 2/28/17  
Revised 2016 D 17-0019

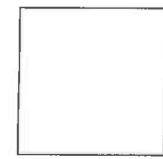
TWP 52-187.1  
 Ronald G. Sarron, M.J. Lic. # 20132715

TWP 52-188  
 Susan D. White  
 D.B. 1032 Pg. 022



- 11-04-2014  
Dimensions and notes added for Parking Area layout.
- 11-14-2014  
Wood fence added near north property line.
- 12-24-2014  
1. Iron fence added near north property line.  
2. Bucco 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.

Plan approved Jan. 2015



**ABBOT SKINNER**  
 ARCHITECTS PLLC  
 117 4TH ST. N.E., SUITE B  
 CHARLOTTEVILLE, VIRGINIA 22902  
 RUSSELL SKINNER 484 971 1439

**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

# 617 Park St. Driveway

## General Information

Owner - Megan & Chris Long  
617 Park St.  
Charlottesville, VA 22902

Applicant - Clark Gathright, P.E.

Tax Map 52, Parcel 186

## Proposed Work

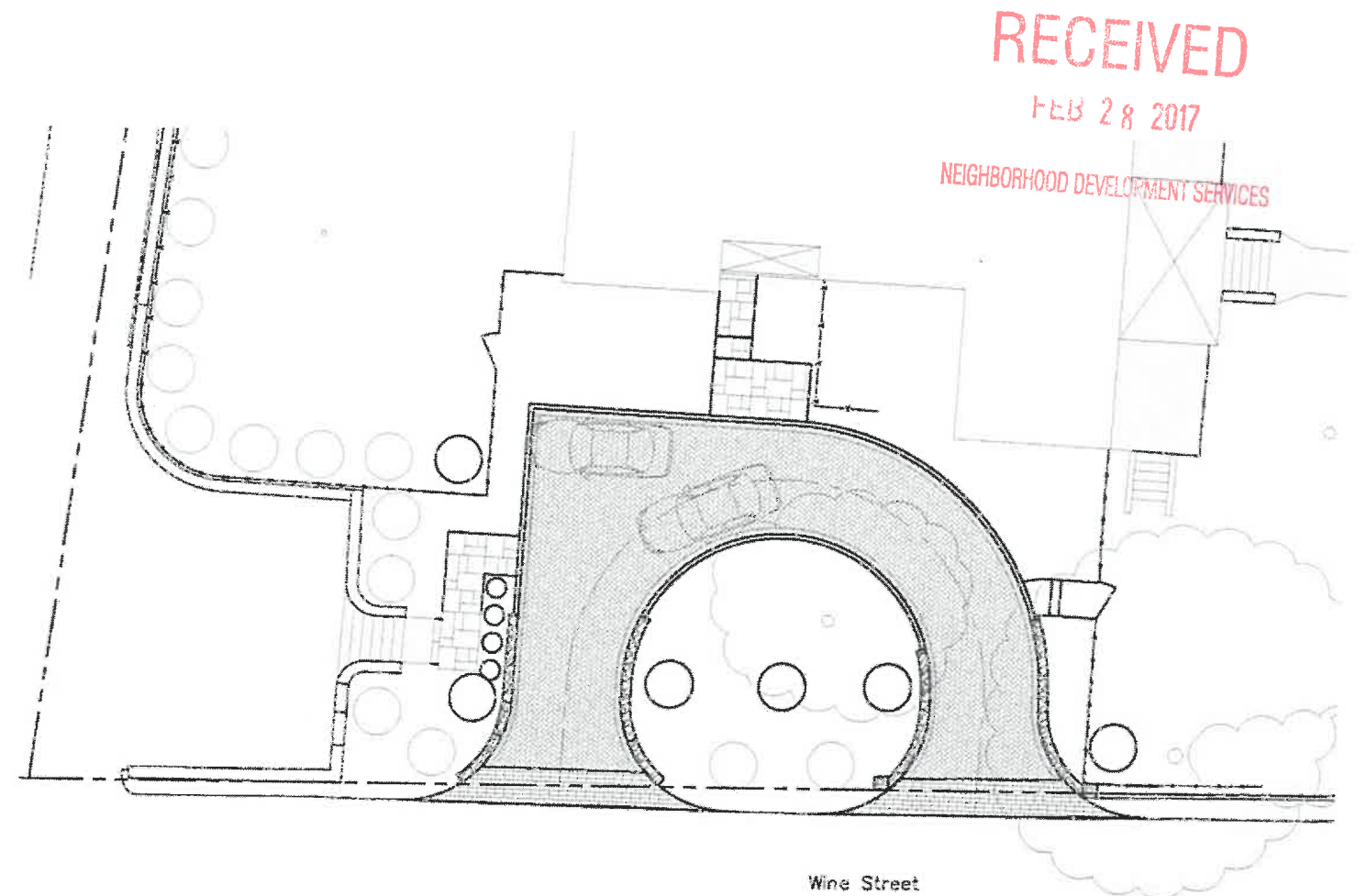
The proposed work includes a new circular driveway entering and existing onto Wine St. The driveway will be surfaced with a permeable concrete paver system with concrete curb and stone wall edges, depending on the change in grade elevation.

The design intent is to remain in keeping with the existing materials and landscaping on-site. Additionally, stone walls and pavers are common elements along Wine St. The new stone walls will be constructed of the same stone as the other existing stone walls on-site. The selected permeable paver is a very close match to the existing textured concrete parking area on-site. The concrete entry aprons will also match the color and textured cobblestone surface of the existing concrete parking area. In addition, other existing site elements, including the metal fence, bluestone pavers and some landscaping will be re-used on-site as shown on the plans.

Given the close proximity of large trees to the proposed driveway, CU-Structural Soil® will be used as the stone sub-base for the driveway. In addition to providing root growth potential, the sub-base will allow for stormwater infiltration.

## Landscaping

To the extent possible, the existing screening shrubs (hollies) and trees will be relocated out of the driveway area to maintain privacy screening to best extent possible. The only tree of significant size to be removed is in poor condition, likely a victim of utilities pruning.



## Materials

Permeable Paver - Eco Bay 10"x5" permeable pavers in herringbone pattern w/ 4"x8" edge border  
Color - James River  
Finish - Chamfered

Concrete apron - Cobblestone pattern, stained to match existing parking area

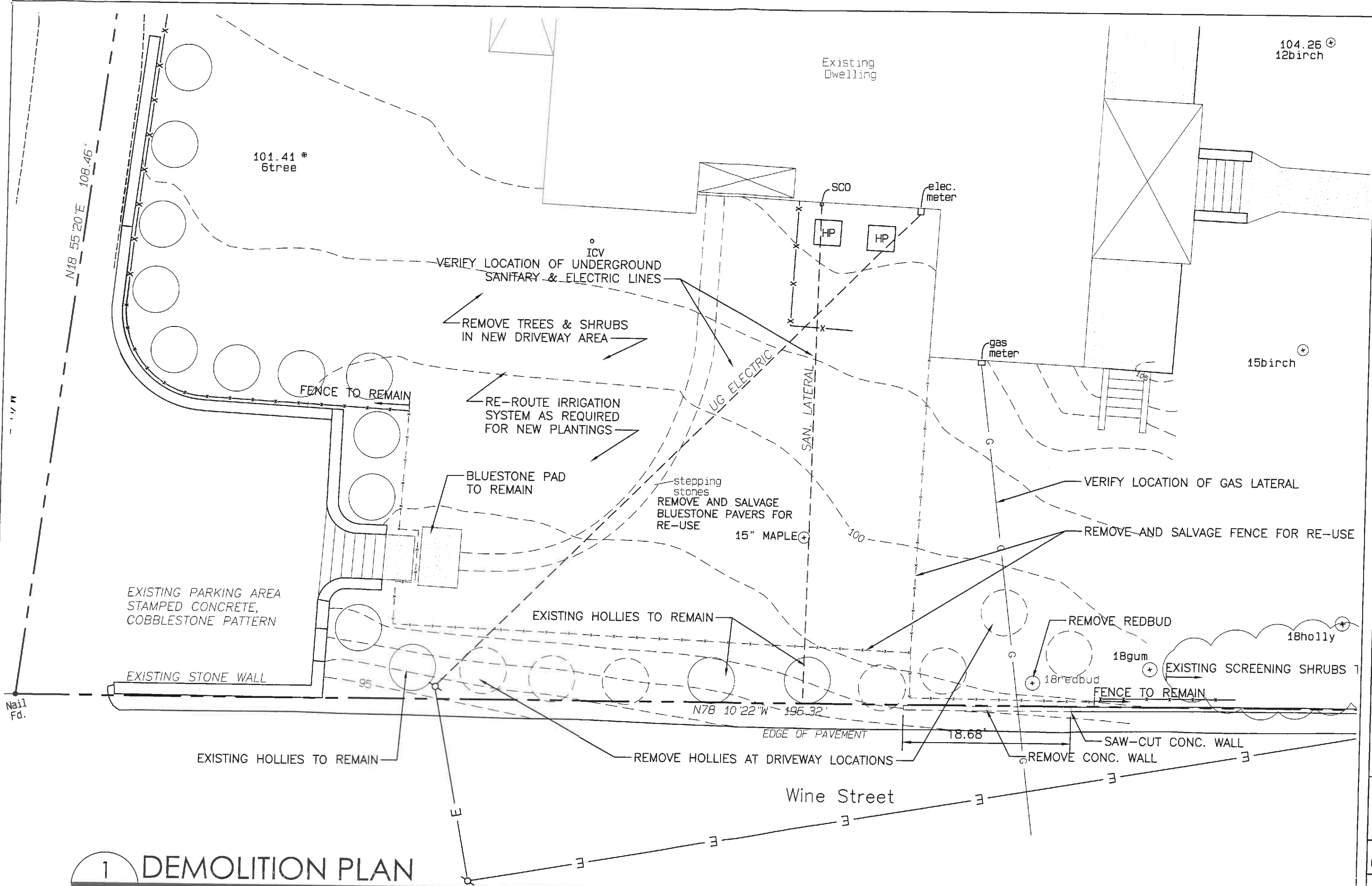
Stone wall - To match existing materials and workmanship

Concrete Curb - City Mix Concrete with eased edge.

Walkways and steps - Bluestone pavers in metal edging, laid to match existing ashlar pattern.  
Stair risers to match existing parged cmu risers.

Paver sub-base - CU-Structural Soil® to allow for root growth of existing trees to remain.





**1 DEMOLITION PLAN**  
**C-1.1** SCALE: 1" = 10'-0"

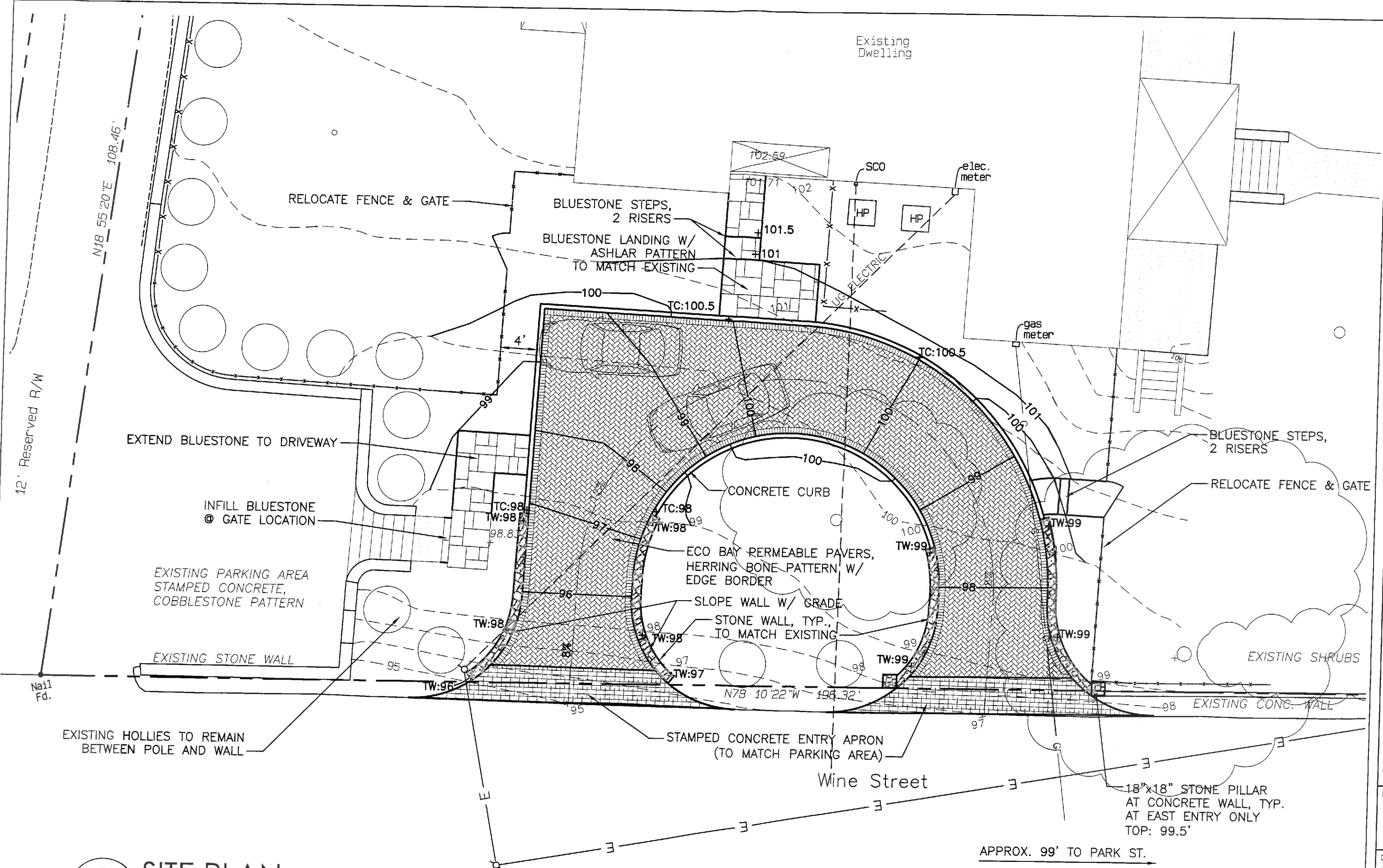
**B. Clark Gathright, LLC**  
 100 10th St. NE Suite 200  
 CHARLOTTEVILLE, VIRGINIA 22902  
 434-971-8848 cgathright@dgarchs.com

**617 Park St. Driveway**  
 T.M. 23 Parcel 147  
 617 Park St., Charlottesville, VA

REVISIONS:

DATE:  
02-28-17

DRAWING NUMBER:  
C-1.1



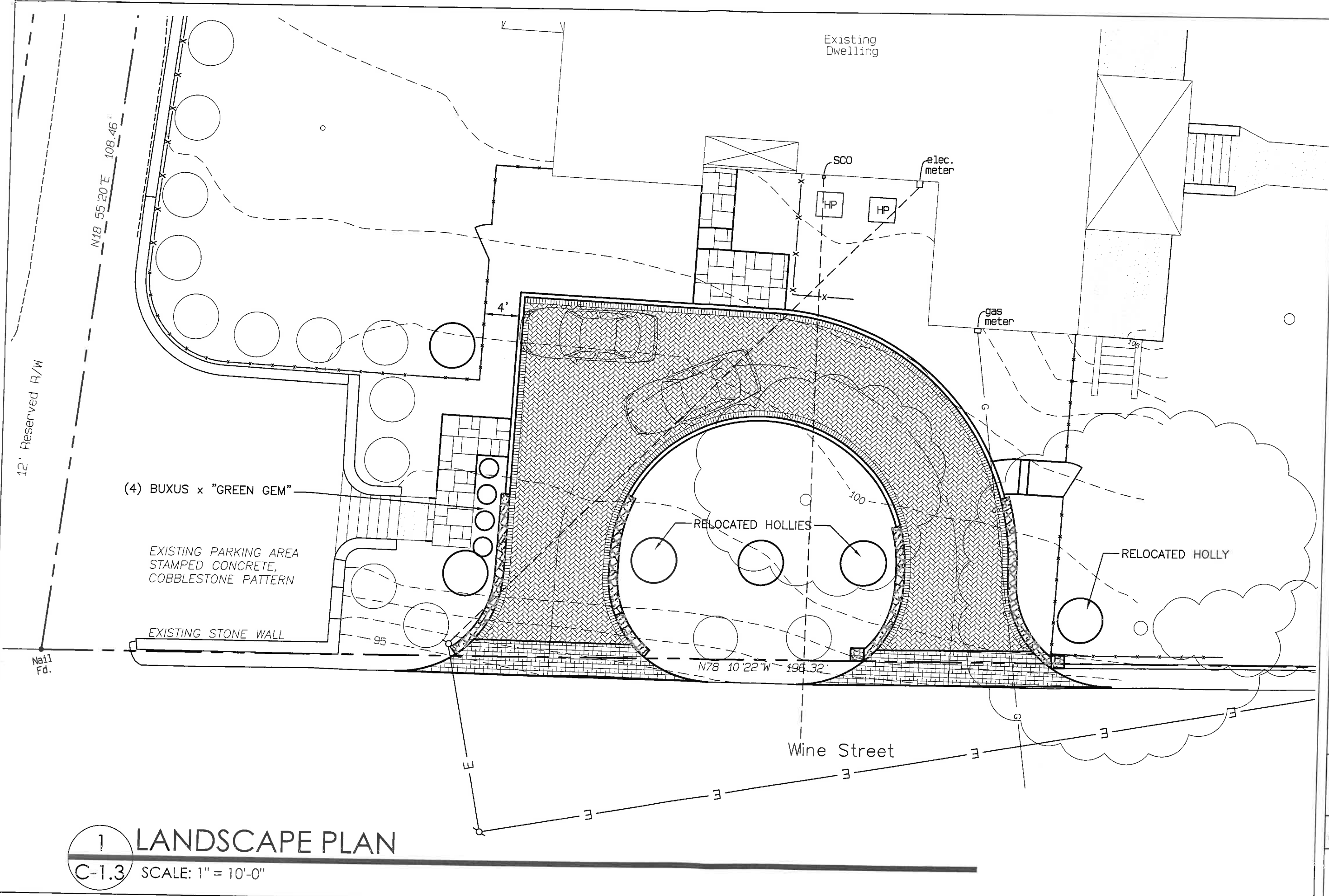
**1 SITE PLAN**  
**C-1.2 SCALE: 1" = 10'-0"**

**B. Clark Gathright, LLC**  
 100 10th St. NE Suite 200  
 CHARLOTTEVILLE, VIRGINIA 22902  
 434-971-8848 cgathright@dgarchs.com

**617 Park St. Driveway**  
 T.M. 23 Parcel 147  
 617 Park St., Charlottesville, VA

REVISIONS:
DATE: 02-28-17
DRAWING NUMBER: <b>C-1.2</b>

APPROX. 99' TO PARK ST.

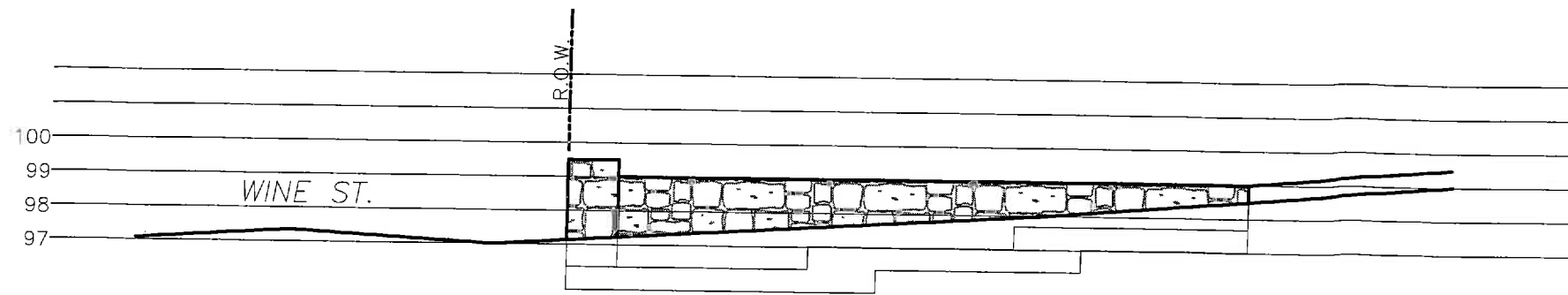


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**617 Park St. Driveway**  
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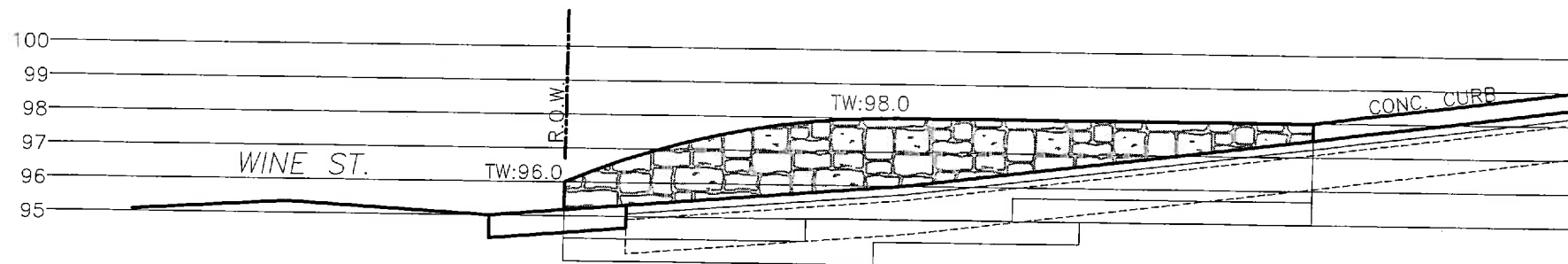
REVISIONS:  
 DATE: 02-28-17  
 DRAWING NUMBER:  
**C-1.3**

**1 LANDSCAPE PLAN**  
**C-1.3** SCALE: 1" = 10'-0"



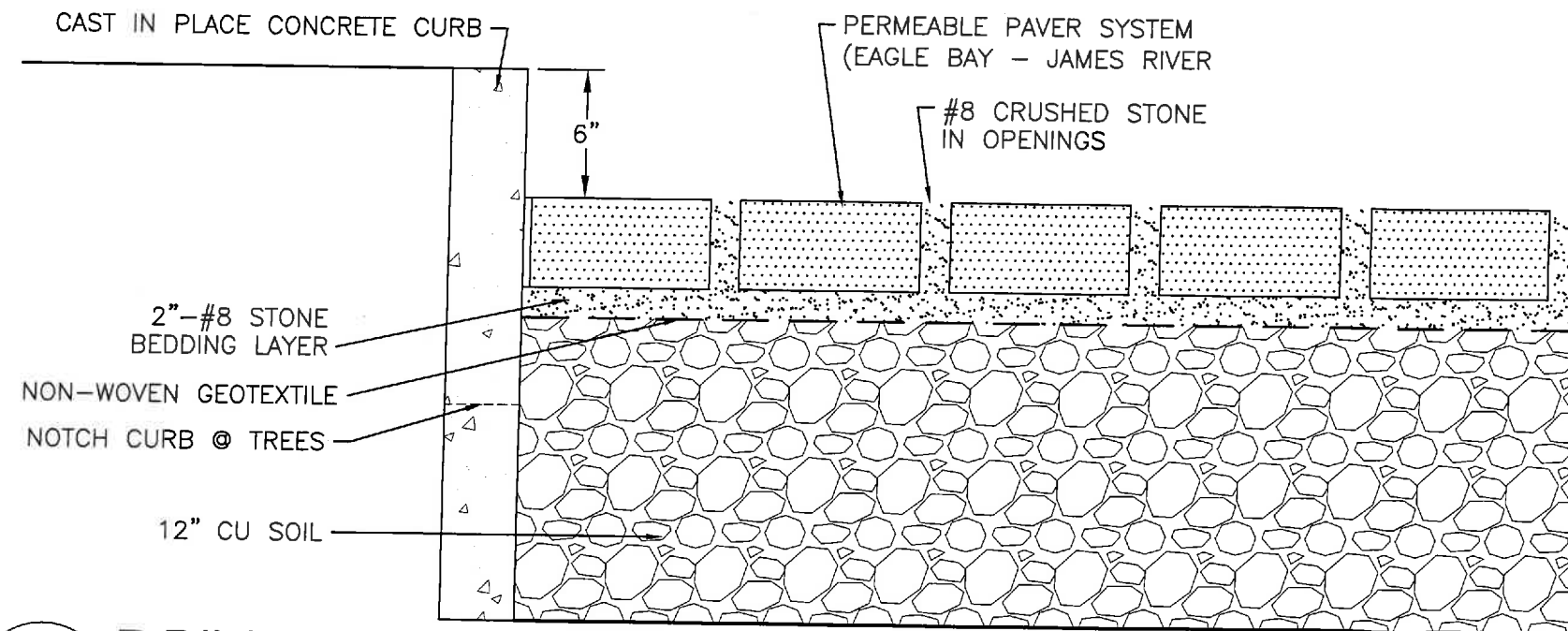
**1 EAST (ENTRANCE)**

C-1.4 SCALE: 1" = 5'-0"



**2 WEST (EXIT)**

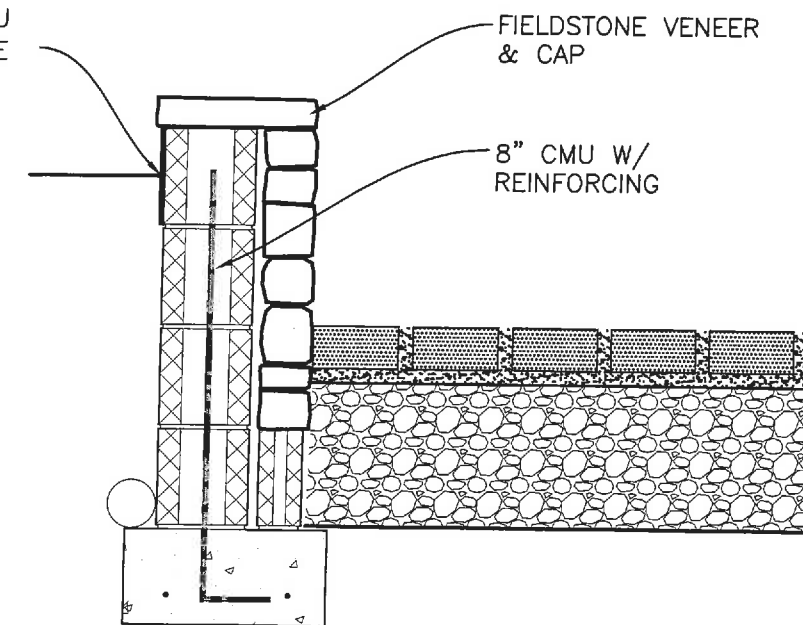
C-1.4 SCALE: 1" = 5'-0"



**3 DRIVEWAY SECTION**

C-1.4 SCALE: NONE

PARGE BACK OF CMU TO 6" BELOW GRADE



**4 WALL SECTION**

C-1.4 SCALE:  $\frac{3}{4}$ " = 1'-0"

B. Clark Gathright, LLC  
 100 10th St. NE Suite 200  
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 434-971-8848 cgathright@dgarchis.com

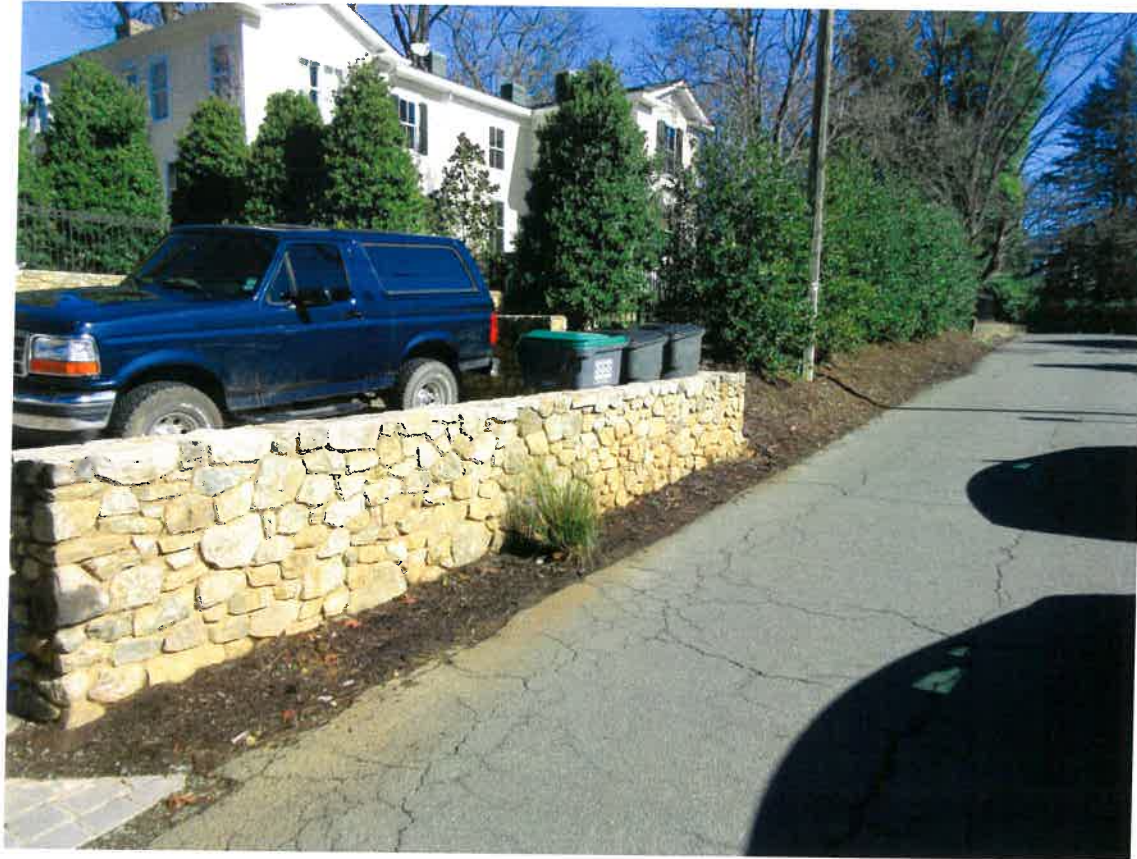
**617 Park St. Driveway**  
 T.M. 23 Parcel 147  
 617 Park St., Charlottesville, VA

REVISIONS:

DATE:  
02-28-17

DRAWING NUMBER:

C-1.4



View of Wine St. frontage from the west



View of Wine St. frontage from the east



Existing bluestone with metal edging and ashlar pattern to be continued on new walkways.



Buxus x Green Gem boxwoods to provide low visual barrier between walkway and driveway wall.



Concrete curb with Eco-Bay James River pavers with edge border pavers. (Note- pavers will be 5x10, not L-shape shown in picture.)



Existing tree to be removed at east entrance



Existing maple to remain in proposed island



The new walls, concrete apron and walkways will match existing materials on-site.