

Mess, Camie

From: Mess, Camie
Sent: Friday, January 26, 2018 4:13 PM
To: rick@uhlerandcompany.com
Subject: BAR Action- January 17, 2018 - 632 Park Street

January 26, 2018

Certificate of Appropriateness Application

BAR 18-01-04
632 Park Street
Tax Parcel 520114000
Kaitlyn Marie Henry, Owner/ Rick Uhler, Uhler and Company, Applicant
Replacing the garage roof and landscaping changes

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on January 17, 2018. The following action was taken:

Gastinger moved: 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 changes to the garage satisfy the BAR's criteria and guidelines and is compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the garage as submitted. The BAR also requests a revised landscaping plan to come back to the BAR for approval. Schwarz seconded. Approved (6-0.)

Note: 632 Park Street Application was filled out on a Conservation District form, but it is in fact in an Architecturally Design Controlled District.

This certificate of appropriateness shall expire in 18 months (July 17, 2019), 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. 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 messc@charlottesville.org.

Sincerely yours,

Camie Mess
Assistant Preservation and Design Planner

Camie Mess
Assistant Preservation and Design Planner
City of Charlottesville Neighborhood Development Services
610 E. Market Street, P.O. Box 911, Charlottesville, Virginia 22902
Phone: (434) 970-3398
E-mail: messc@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
January 17, 2018**



Certificate of Appropriateness Application

BAR 18-01-04

632 Park Street

Tax Parcel 520114000

Kaitlyn Marie Henry, Owner/ Rick Uhler, Uhler and Company, Applicant

Replacing the garage roof and landscaping changes

Background

632 Park Street is a contributing property in North Downtown ADC District, built in 1928. Also known as the Walker- Fogleman House, it was built in the Colonial Revival style. The simple three bay, brick structure is nicely articulated with a handsome fanlight doorway and triangular pedimented hood and Greek Key moulding in the cornice. The house is a central hall plan with fine interior woodwork. It was constructed by the Charlottesville Lumber company when the prominent contractor R.E. Lee Sr. was with the company. (Historic survey attached)

June 20, 2017- The BAR approved following proposed changes (6-0):

- The addition of the dormers
- The roof replacement with a synthetic slate
- The window replacement (dating from the 1980s and 1990s), not on the original portion of the house
- Door replacement as described in application
- Shutters and trim repairing or replacement, with repair required on the cornice trim
- The addition of new basement windows on the north elevation
- Replacing the bow window with four doors and a single door and balcony with a triple window
- Repairing or replacing the shutters to match the existing

September 19, 2017- The applicant agreed to repair, rather than replace, all the windows in the original part of the house. Schwarz moved to accept the applicant's deferral for the front porch. Balut seconded. The motion was approved (6-0).

Schwarz moved: Having considered the standards set forth within the City Code, including City Design Guidelines for Rehabilitations, I move to find that the proposed window removal on the north side of the original house satisfies the BAR's criteria and guidelines and is compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the request, with the caveat that the brick (infill) is recessed. Sarafin seconded. The motion was approved (5-1, with Miller opposed).

You may re-submit the deferred items whenever you are ready to be scheduled at a BAR meeting.

And the applicant requested a deferral for the **design of the porch and the repair/replacement of the windows in the original part of the house.**

(An excerpt from the June 2017 minutes is attached.)

Application

The applicant is requesting:

- multiple changes to the landscape
- to replace the front fence with and aligned black powdered coated aluminum picket fence
- add a privacy fence in the rear yard (applicant is proposing a pre-assembled white vinyl panel)
- replace the roofing on the garage to match the house with synthetic classic slate (grey/black blend)
- add trim to the garage to match the house
- add garage door (material details in packet)

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

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 an "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 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.*

G. GARAGES, SHEDS AND OTHER STRUCTURES

A number of houses in Charlottesville's historic districts have garages, outbuildings and distinctive site features, particularly properties that contain a large house on a large lot. The most common outbuilding is the garage. Site features may vary considerably and may include fountains, ponds, pools, trellises, pergolas or benches, as well as recreational spaces such as playsets or basketball courts.

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 VII 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

A stop order has been issued for this application since work pertaining to the landscape had already begun. Staff requested an accurate existing landscape conditions plan to be submitted ASAP. The front landscaping has already been removed (photos of previous and current conditions are attached.)

When looking at the proposed landscape plan the BAR should discuss if the proposed landscaping and plant choices fit within the guidelines and are compatible with the landscaping characteristics of the neighborhood.

Also, the BAR should look at the proposed driveway cut and discuss if it fits within the characteristic of the neighborhood.

In addition a few guidelines that should be looked at when discussing the front and rear fence options are:

5. *For new fences, use materials that relate to materials in the neighborhood.*
18. *Chain-link fencing, split rail fences, and vinyl plastic fences should not be used.*

Staff would like to note that the majority of the sites in this area either have a low stone or brick wall with an open entrance flanked by low pillars or a private hedge. The applicant is requesting a black powder-coated aluminum fence with a three foot gate.

In staff's opinion the changes proposed to the garage are appropriate and compatible with the guidelines, as they match the roof and trim of the house.

Suggested Motions

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 landscaping, new fences, and changes to the garage satisfy (or does not satisfy) the BAR's criteria and guidelines and is (or is not) compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves (or denies) the request as submitted (or with the following modification...)

Previous Conditions:



Current Conditions:





**Board of Architectural Review (BAR)
Conservation District - 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
DEC 22 2017

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 regarding new construction or demolition \$125. Make checks payable to the City of Charlottesville.

No fee required for: Additions and other projects requiring BAR approval and not listed above; Administrative approvals; Appeals of BAR decisions if the original application was not subject to an application fee.

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.

Project Name/Description	Park Street	Parcel Number	Lot 2, Section A, Lyon's Place
Project Address/Location	632 Park Street, Charlottesville, Va		
Owner Name	Kaitlyn Marie Henry	Applicant Name	Rick Uhler - Uhler and Company

Applicant Information

Address: 7957 Plank Road
Afton, Va 22920
Email: Rick@uhlerandcompany.com
Phone: (W) (434) 760-1061 (H)

Signature of Applicant

I hereby attest that the information I have provided is, to the best of my knowledge, correct.


Signature 12/22/17
Date

Rick Uhler
Print Name 12/22/17
Date

Property Owner Information (if not applicant)

Address: 200 Garrett Street, Apt 508
Charlottesville, Va 22902
Email: chenry@stonypointdb.com
Phone: (W) (540) 353-0183 (H)

Property Owner Permission (if not applicant)

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


Signature 12/21/17
Date

Chris Henry
Print Name 12/12/17
Date

Description of Proposed Work (attach separate narrative if necessary): Landscape front yard and replace fence add privacy fence to rear yard, replace roofing on garage to match house and add trim to match house

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

For Office Use Only	Approved/Disapproved by: _____
Received by: <i>S. Bamore</i>	Date: _____
Fee paid: \$125 ⁰⁰ Cash/Ck. # <i>VISA</i>	Conditions of approval: _____
Date Received: <i>12/22/2017</i>	_____
Revised April 2017	

P17-0221

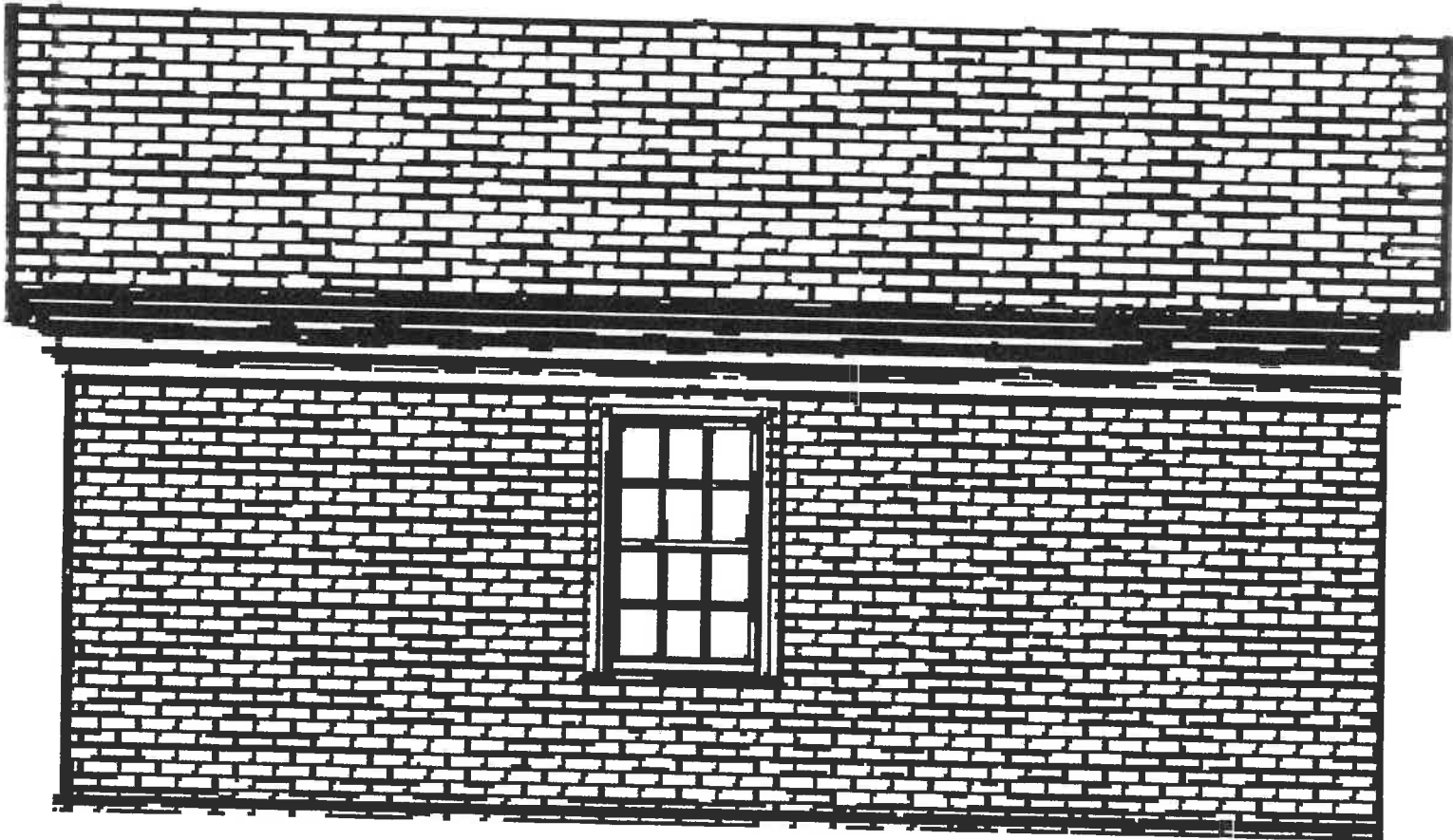
Existing



Proposed



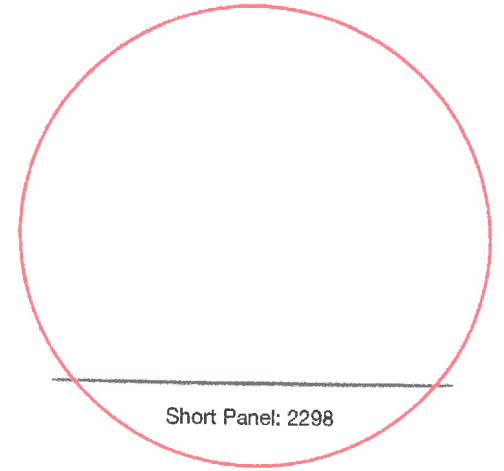
Proposed



Garage Door

C.H.I. Recessed Panel Series

Make an entrance.



Flush Panel: 2294 Flush

Long Panel: 2294

Combo Panel: 2296

Short Panel: 2298

MODEL INSULATION



1-3/8" CFC Free Urethane with steel back

OPTIONS

WINDOW DESIGNS⁴

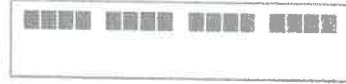
Long



Flute



Stack-On



Madison

Combo



Flute



Stack-On



Madison

Short



Flute



Stack-On



Madison

COLORS²

White

Almond

GLASS³



Plain



Obscure



Tinted



Glue Chip



Frosted



Sandstone

Color Palettes

Garage Roofing

ALEDORA AND CLASSIC SLATE

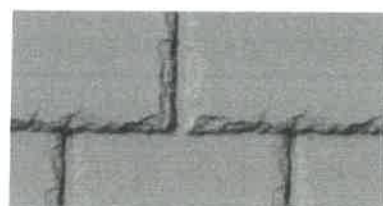
Aledora and Classic Slate offer a range of colors nicely reflecting nature's own hues. No matter your home's shade and style, an Inspire color can provide a perfect complement.



Charcoal Black (801)



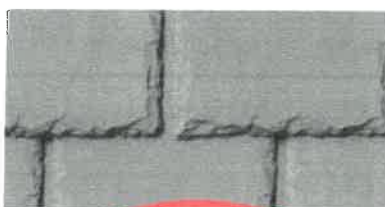
Mist Grey (803)



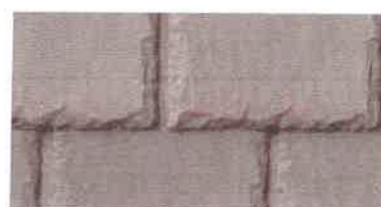
Olive (814)



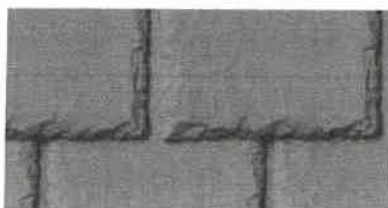
Steel Grey (804)



Sage Green (815)



Red Rock (809)



Brandywine (806)



Grey/Black Blend (718)
Not available in Aledora Slate

COOL ROOFING - For Aledora, Classic Slate, and Arcella Shake



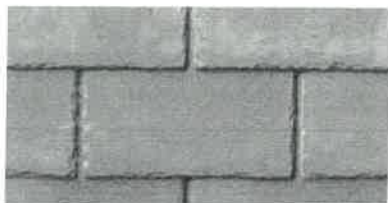
Evergreen (CR-730)



Ash Grey (CR-731)



Granite (CR-732)



Graphite (CR-733)



Wintergreen (CR-792) Mix
Aledora and Classic only



Wheat (CR-736)
Not available in Classic



Red Cedar (CR-738)
Not available in Classic

Actual colors may vary from printed representation.

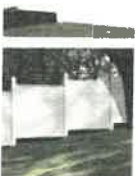
Rear Yard Privacy Fence

Freedom (Actual: 5.66-ft x 5.45-ft) Pre-Assembled Brighton White Vinyl Privacy Panel

Item # 317995 Model # 73008781



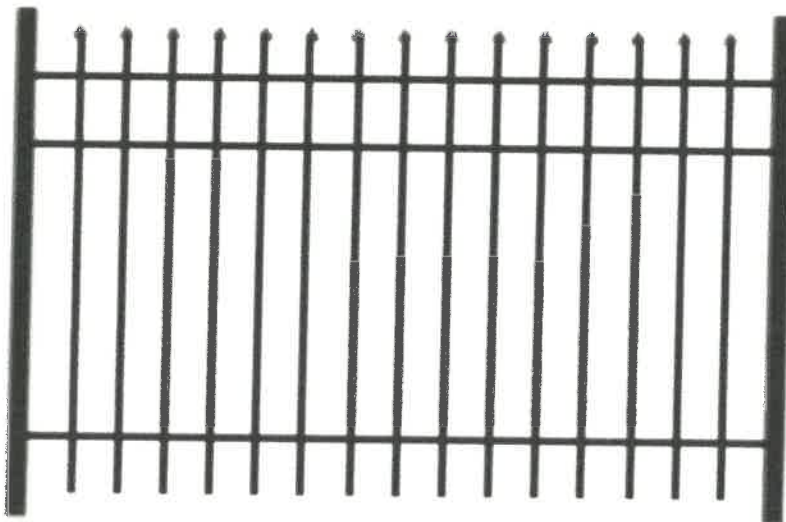
[\(94 Reviews\)](#)



Front Fence

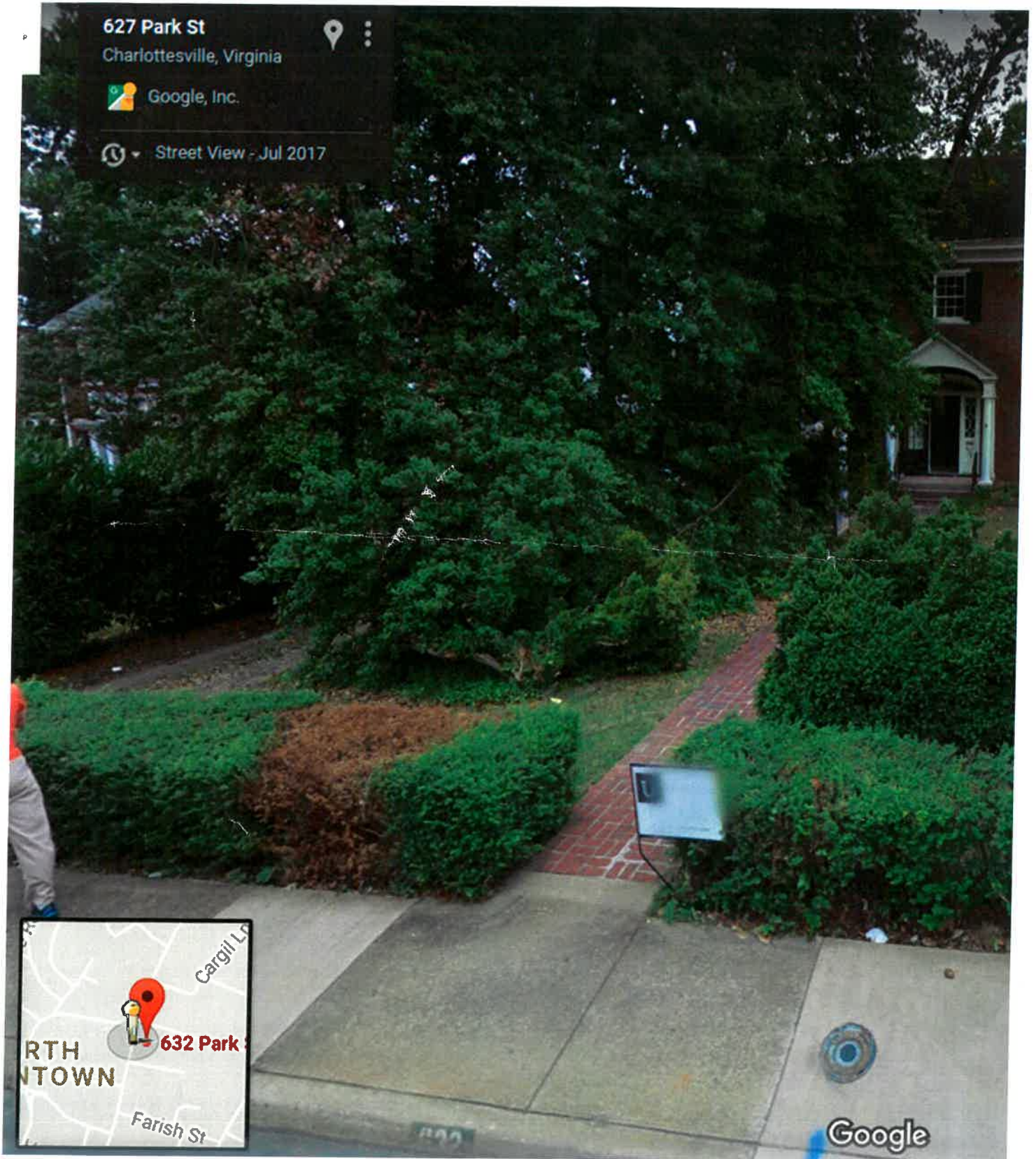


Aligned pickets





EP-1

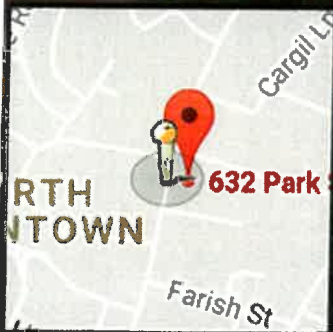




627 Park St
Charlottesville, Virginia

 Google, Inc.

 Street View - Aug 2008



Google

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



January 3, 2018

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 18-01-04

632 Park Street

Tax Parcel 520114000

Kaitlyn Marie Henry, Owner/ Rick Uhler, Uhler and Company, Applicant

Replacing the garage roof and landscaping changes

The Board of Architectural Review (BAR) will consider these applications at a meeting to be held on **Wednesday, January 17, 2018, starting at 5:30 pm in 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, appearing to read "Camie Mess".

Camie Mess
Assistant Preservation and Design Planner



City of Charlottesville
 Neighborhood Development Services
 Phone: 434-970-3182 Fax 434-970-3359

STOP WORK ORDER ORDEN DE PARADE TRABAJO

Per current Virginia Uniform Statewide Building Code Per current Charlottesville Zoning Ordinance

Address: 632 PARK STREET

Date: 10 JANUARY 2018 Time: 11:30AM

Permit Number: BAR# 18-01-04 PENDING APPROVAL

Location: FRONT YARD

Type of Inspection: COMPLAINT FOLLOW UP

Business Name: HENRY RESIDENCE

Comments: CEASE ALL WORK THAT IS NOT APPROVED AS PART OF PREVIOUS C.O.A (#17-0-05). * CLEAR UP FRONT YARD, SWEEP SIDEWALK, REMOVE DUMPSTER AND VEHICLES ON FRONT YARD, LAY FRESH STRAW.

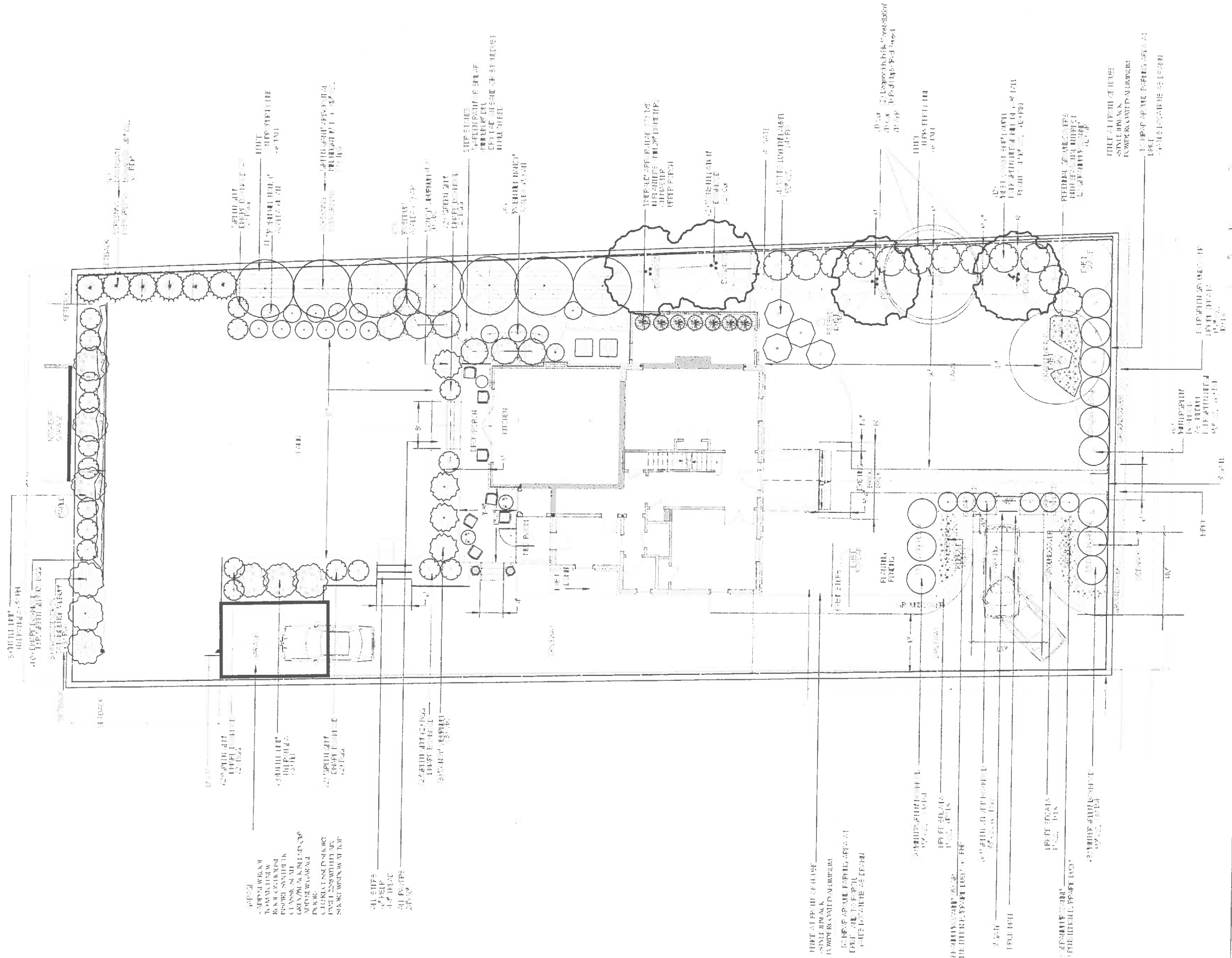
LANDSCAPE AND GARAGE WORK MUST HOLD UNTIL APPROVAL OF BAR C.O.A. # 18-01-04

Conditions under which such work stated above may resume: UPON ISSUANCE OF A VALID CERTIFICATE OF APPROPRIATENESS FROM THE CITY OF CHARLOTTESVILLE BOARD OF ARCHITECTURAL REVIEW

Signature: 

C.A.F.

Building Official Building Inspector Zoning Administrator Zoning Inspector



Key	Botanical Name	Common Name	Size/Condition	Remarks
ANR	Acer rubrum	Red Sunset Red Maple	2' Cal	
Cor	Cornus x Constellation	Constellation Hybrid Dogwood	2' Cal	
TdE	Thuja occidentalis	Emerald Arborvitae	60" T	
TJG	Thuja plicata	Green Giant Arborvitae	B-T plus	
Shrubs				
AN	Anolis Nancy	Nancy Robin Hill Azalea	3 Gal	
AR	Azalea Rosebud	Rosebud Azalea	3 Gal	
BDR	Bowie Dazzle	Dazzle Dwarf Boxwood	6-8" T	
BGG	Bowie Green Giant	Green Giant Dwarf Boxwood	B-24" B/C	
BGV	Bowie Green Velvet	Green Velvet Dwarf Boxwood	B-24" B/C	
Bvk	Bowie var. Korean Melior Green	Melior Green Boxwood	B-24" BC	
HdL	Hydrangea paniculata	Little Lime Dwarf Hydrangea	3 Gal	
PHN	Prunus laurocerasus	Nest Coast Sky Laurel	60" B/C	
RCA	Rhododendron cat. 'Album'	'Album' Rhododendron - white	36-48" T	
VBC	Viburnum x barlowii	Conroy Viburnum	B-24"	
Perennials and Annuals				
GR	Geranium 'Rosanne'	'Rosanne' Cranesbill	4 Gal	
FPF	Penstemon barbatus	'Prairie Dusk' Penstemon	1 Gal	
Groundcovers				
LS	Liriodendron spicata	Liriodendron	Flat	

LANDSCAPE PLAN
 HARDSCAPE
 AND
 PLANTING

HENRY RESIDENCE
 632 PARK STREET
 Charlottesville, Virginia

SCALE: 1" = 8' 0"

NORTH



FILE NAME: