

Lasley, Timothy G

From: Lasley, Timothy G
Sent: Thursday, June 21, 2018 3:58 PM
To: 'ron.cottrell@hopva.org'
Cc: Werner, Jeffrey B; Mess, Camie
Subject: BAR Actions - June 19, 2018 - 501 Park Street

June 21, 2018

Certificate of Appropriateness

BAR 18-06-09
501 Park Street
Tax Parcel 530012000
Hospice of the Piedmont, Owner/ Jackie Gamache, Applicant
Landscape and site elements

Dear Applicant,

The above referenced project was discussed before a meeting of the City of Charlottesville Board of Architectural Review (BAR) on May 15, 2018. The following action was taken:

Motion: Balut 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 landscape plan satisfies the BAR's criteria and are compatible with this property and other properties in the North Downtown ADC district, and that the BAR approves the application as submitted, with the recommendation that the applicant speak to the landscape architect on the BAR, Breck Gastinger, for recommendations on plantings and design. Sarafin seconded. Approved (7-0).

This certificate of appropriateness shall expire in 18 months (December 19, 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 wernerjb@charlottesville.org.

Sincerely yours,
Jeff Werner

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Tim Lasley

Intern | Historic Preservation and Design Planning
City of Charlottesville | Neighborhood Development Services
University of Virginia | Class of 2020
School of Architecture

Phone: (434)970-3185
Email: lasleyt@charlottesville.org

**CITY OF CHARLOTTESVILLE
BOARD OF ARCHITECTURAL REVIEW
STAFF REPORT
June 19, 2018**



Certificate of Appropriateness Application

BAR 18-06-09

501 Park Street

Tax Parcel 530012000

Owner: Hospice of the Piedmont

Applicant: Griffin Cottrell

Landscape and site elements

Background

The Irvin-Morris house dated 1904 is described in the Landmark Survey as “a handsome example of the Victorian style with Colonial detailing, a frequent combination in pre-World War I Charlottesville. The generously proportioned house is quite picturesque with its steeply pitched hip roof and projecting gables, tall chimney stacks, and turret style dormer set in the roof. A handsome Doric columned Colonial revival veranda with a rounded corner graces the front of the house.”

The house was used as a single family residence for decades, and more recently a group home for adults (Rosewood Manor).

October 2002 - The applicant came to the BAR with a preliminary concept for Hospice of the Piedmont renovations, including demolition of the side/rear porch to provide a new side entrance and patient room. At that meeting concern was expressed over how the handicap ramping would impact the front of the site.

November 2002 - BAR 02-11-36 was approved unanimously as submitted with the understanding that all details that are not proposed, that were not spoken to at the meeting and were not discussed, would come back to the Board. Final BAR approval was required for: siding materials for the addition; window and door details for the addition; roof shingles for the addition; and detailed species information for all new plantings. At that time the proposal included: demolition of the rear porch and addition of a patient room and elevator; a series of accessible sidewalks to the existing front porch and new side porch on Hedge Street; and a garden on Park Street for patients and their families. A color scheme and the use of fiber plank were proposed. The applicant expressed intent to take the plan to the neighborhood association, and would come back if their concerns were large (see attached letter).

April 15, 2003 - Applicant requested approval of the roof, windows and siding. The BAR unanimously approved the painted wood windows, hardy plank siding and panel system, and the asphalt shingle roof (the roof is currently asphalt shingles). The BAR would expect to see a site plan and plantings when available.

May 20, 2003 - The BAR voted 6-0 to approve the landscape plan as submitted. The site plan may be approved by staff unless it varies significantly.

May 18, 2004 - Approved unan. change in materials of HC ramp to wood as submitted with note that applicant has offered to change paint to dark green to match gable ends of house.

October 21, 2014 -The BAR accepted (7-0) the applicant’s request for deferral. BAR suggestions to consider included: Scaled drawing; radiating design so pavers fit oval; shredded hardwood mulch; specify kind of edging between pavers and planting bed (how would the planting bed edge be stabilized?); two-

tier fountain would be lower but still provide sound; consider leaving the oval unoccupied, pushing the planting to the exterior of the oval walkway.



Application

The applicant is requesting the landscaping around the pedestrian walkway at 501 Park Street, currently used as Hospice House. The applicant wants to design this space to be a memorial garden, featuring assorted plants benches, and mulch beds with the intent of providing an enhanced pedestrian experience. The applicant is submitting this application as their Eagle Scout project.

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;*
- (7) When reviewing any proposed sign as part of an application under consideration, the standards set forth within Article IX, sections 34-1020 et seq shall be applied; and*
- (8) Any applicable provisions of the City's Design Guidelines.*

Pertinent 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.*

Discussion and recommendation

Staff recommends approval.

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 landscape plan satisfies the BAR’s criteria 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

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 Hospice of the Piedmont Applicant Name Ronald Cottrell
Project Name/Description Hospice House Memorial Garden Parcel Number 53 0012 000
Project Property Address 501 Park St., Charlottesville, VA 22902

Applicant Information

Address: 675 Peter Jefferson Pkwy #300
Charlottesville, VA 22911
Email: ron.cottrell@hopva.org
Phone: (W) 434-817-6902 (C) 434-806-6947

Property Owner Information (if not applicant)

Address: _____
Email: _____
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.

Ronald J. Cottrell 6/14/18
Signature Date

Ronald J. Cottrell 6/14/18
Print Name Date

Property Owner Permission (if not applicant)

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

Ronald J. Cottrell 6/14/18
Signature Date

Ronald J. Cottrell 6/14/18
Print Name Date

Description of Proposed Work (attach separate narrative if necessary):
Installation of landscape
(see attached documents)

List All Attachments (see reverse side for submittal requirements):
Description of project, photos of property, sketches,
and plant list

For Office Use Only

Received by: _____

Fee paid: _____ Cash/Ck. # _____

Date Received: _____

Revised 2016

Approved/Disapproved by: _____

Date: _____

Conditions of approval: _____

Hospice House Garden

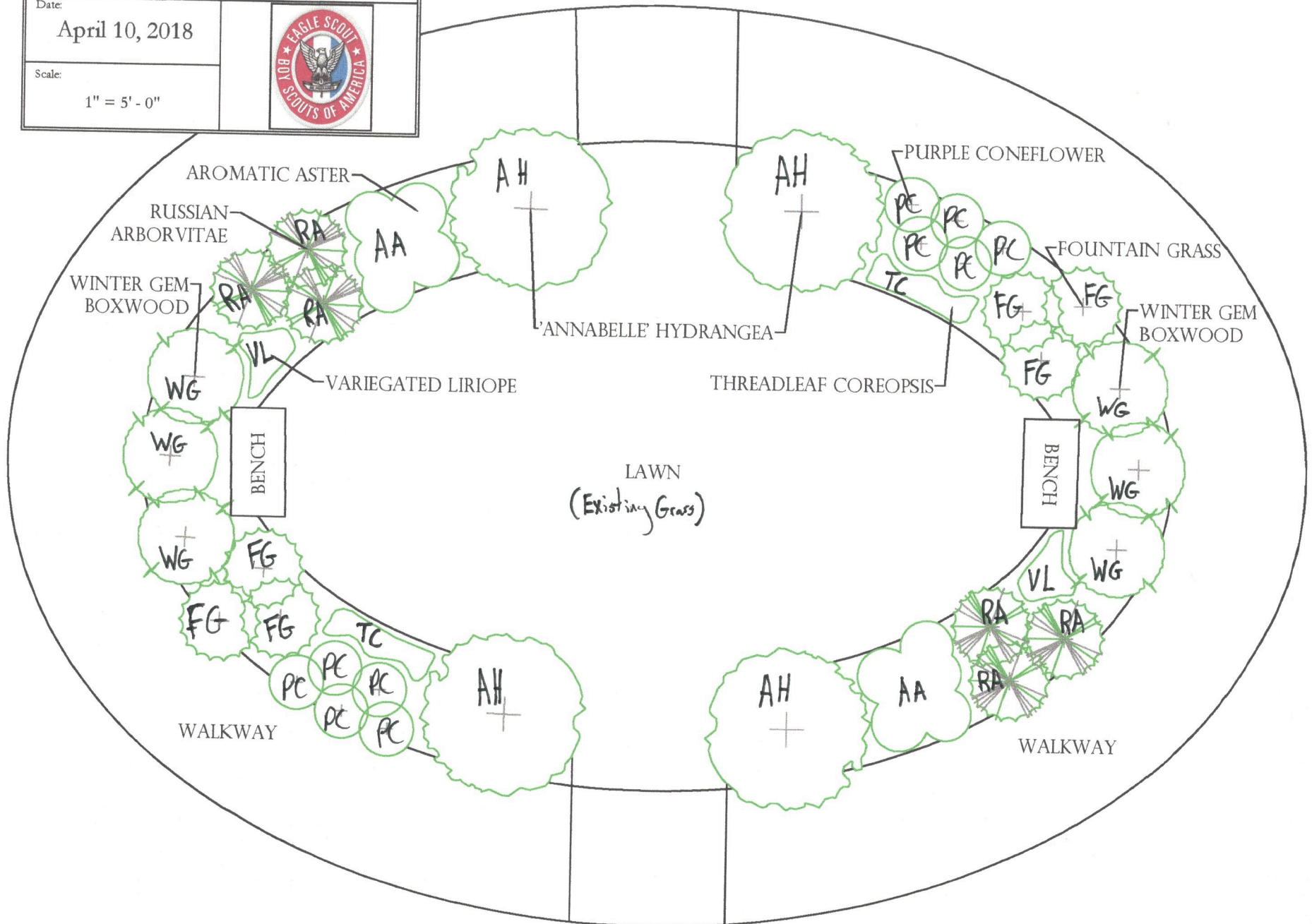
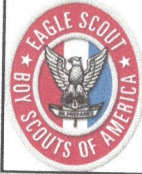
Griffin Cottrell

Date:

April 10, 2018

Scale:

1" = 5' - 0"



Hospice House Garden Plant Schedule

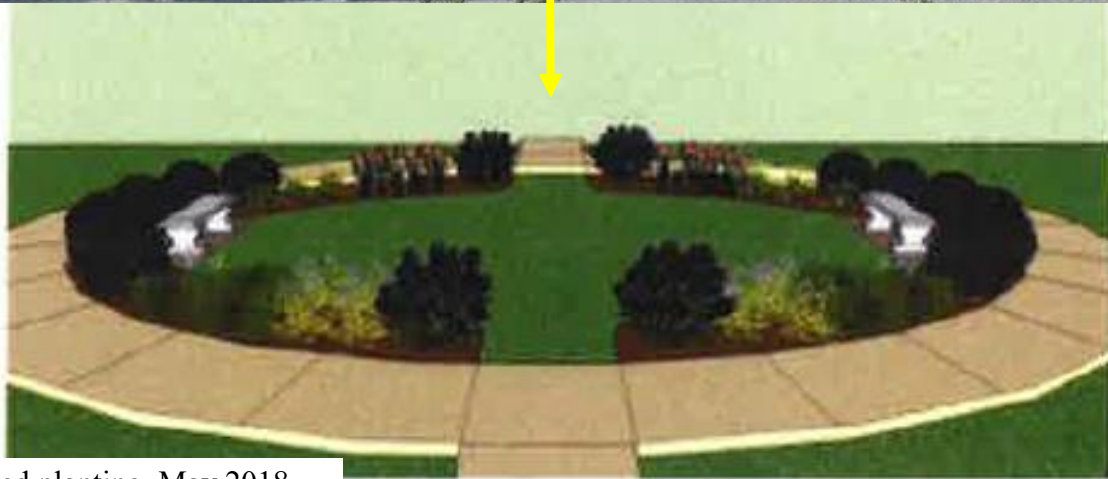
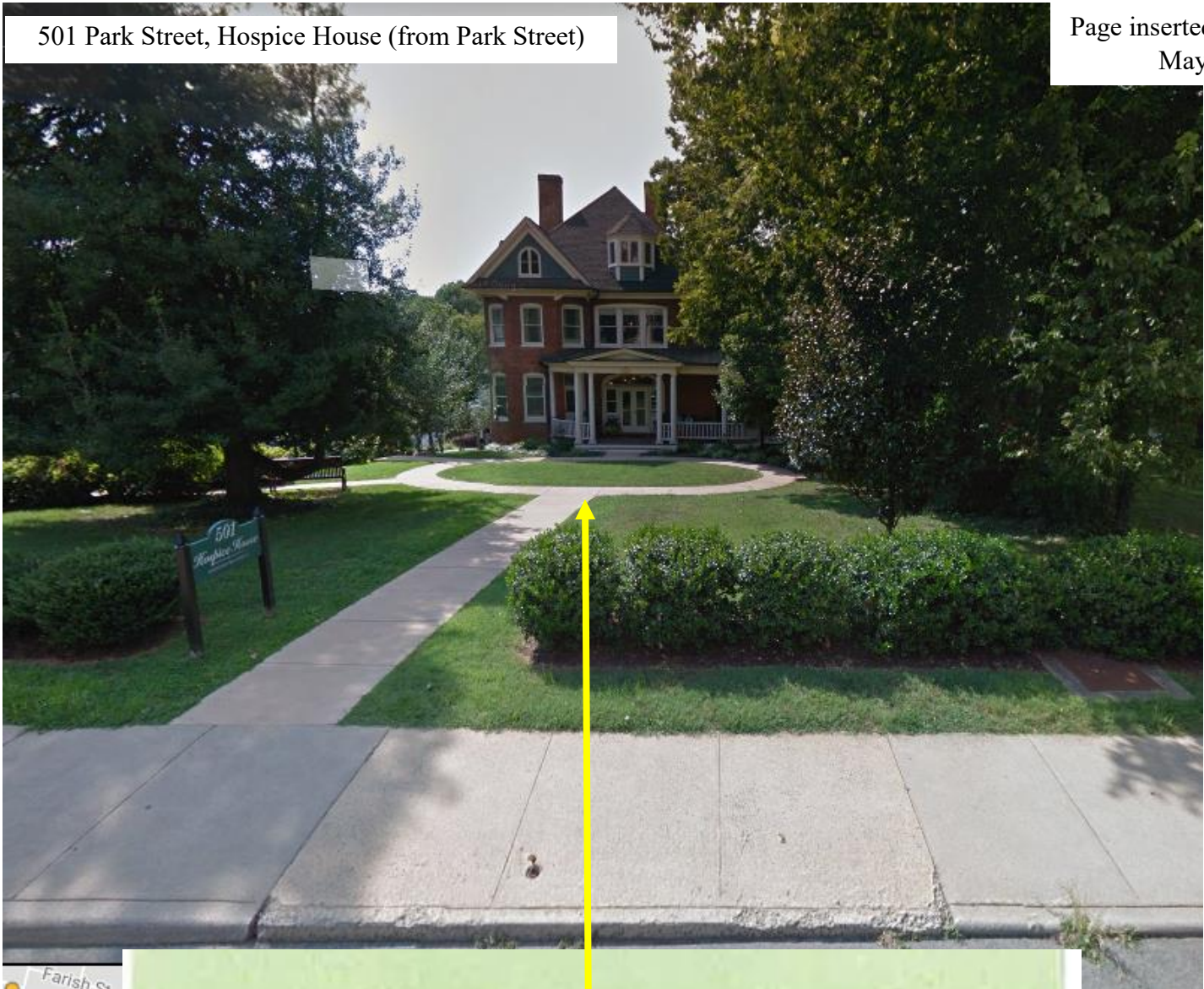
Griffin Cottrell

Quantity	Common Name	Scientific Name	initials
4	'Annabelle' Hydrangea	<i>Hydrangea arborescens</i> 'Annabelle'	AH
10	Aromatic Aster	<i>Symphotrichum oblongifolium</i>	AA
6	Russian Arborvitae	<i>Microbiota decussata</i>	RA
6	Winter Gem Boxwood	<i>Buxus microphylla</i> var. <i>japonica</i> 'Winter Gem'	WG
20	Variegated Liriope	<i>Liriope muscari</i> 'Variegata'	VL
10	Purple Coneflower	<i>Echinacea purpurea</i>	PC
6	Fountain Grass	<i>Pennisetum alopecuroides</i>	FG
16	Threadleaf Coreopsis	<i>Coreopsis verticillata</i>	TC

*2 cubic yards of mulch is recommended for this area

Bench





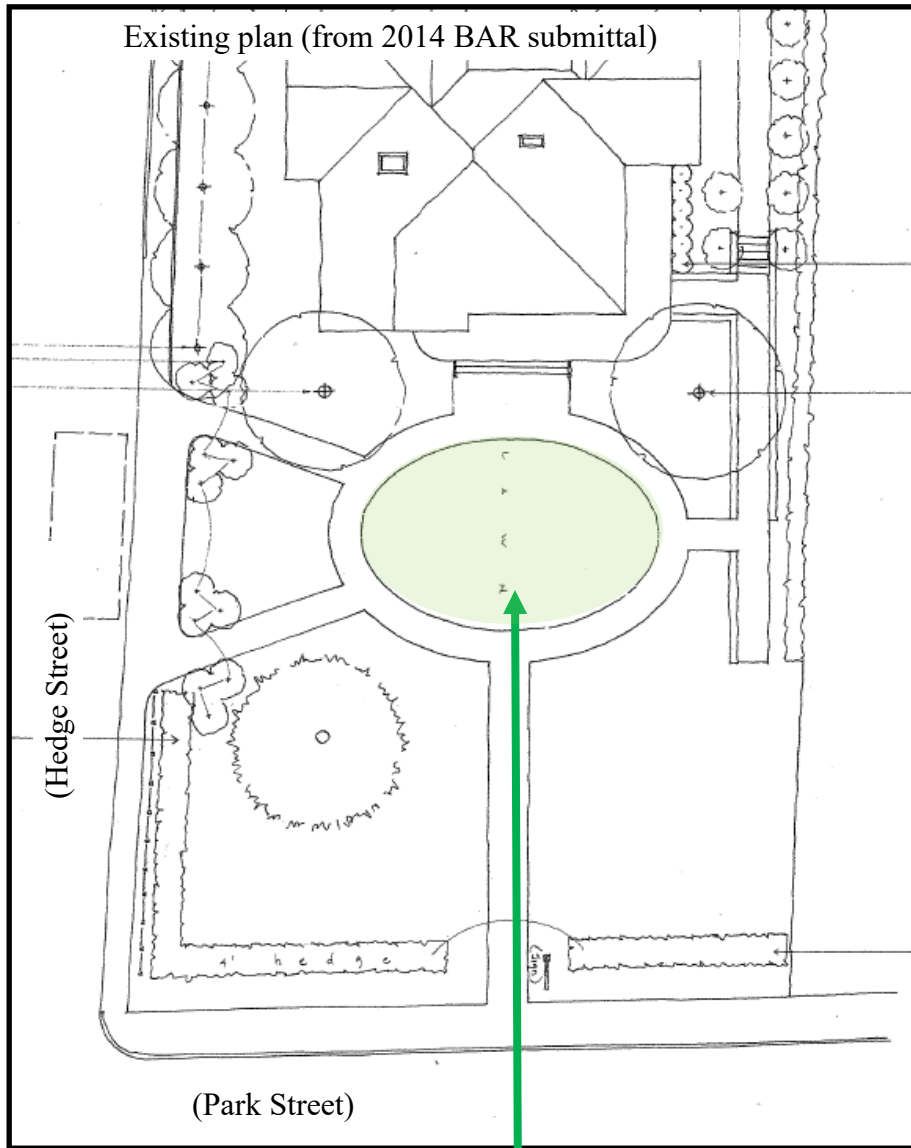
Proposed planting. May 2018

Project Description and Benefit

Briefly describe your project.

I will be landscaping and planting a memorial garden at the Hospice of the Piedmont Hospice House. This will include a variety of plantings, placement of benches, and memorial plaques. In front of the Hospice of Piedmont house there is an existing paved sidewalk in the shape of an oval. I plan to use this existing oval as a container for my garden. Currently there is grass in the middle of this oval. I plan to clear the grass on the inside of the oval for four feet, leaving two openings. One opening will be at the top and one will be at the bottom (as pictured below). I will use an assortment of different plants and bushes in these areas. I will also place two stone benches in this garden. The benches will be parallel to each other near the foci of the oval (see in photo). I will leave grass in the center of the oval, but I will seed it to make it more lush.

Attach sketches or "before" photographs if these will help others visualize the project.
Please click below to add images (JPEG, JPG, BMP, GIF, TIF, PNG, etc.)



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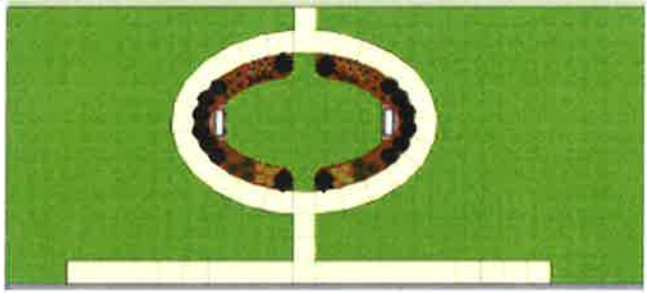
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Click above box to add an image. Click here to add an image caption.



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Planting plan



Click above box to add an image. Click here to add an image caption.

Tell how your project will be helpful to the beneficiary. Why is it needed?

This memorial garden is donated in honor of individuals who passed away at the Hospice House. Their children have donated funds for the development of this garden to be enjoyed by patients, families, visitors, and staff. The garden will be a place where patients and their families can go to enjoy the beauty and peace of the garden, and have chance to be outdoors in a different environment.

When do you plan to begin carrying out your project? Work day being scheduled for the end of May 2018

When do you think your project will be completed? In June of 2018

Giving Leadership

Approximately how many people will be needed to help on your project? Current estimate is 10 to 12

Where will you recruit them (unit members, friends, neighbors, family, others)? Explain:

I will work with members of the troop, friends, family, and will coordinate with staff at the Hospice House, as well as area nurseries.

What do you think will be most difficult about leading them?

Providing clear direction and coordination of activities. Additionally, communication with those involved in carrying out the project will be important.

Materials

Materials are things that become part of the finished project, such as lumber, nails, and paint.

What types of materials, if any, will you need? You do not need a detailed list or exact quantities, but you must show you have a reasonable idea of what is required. For example, for lumber, include basic dimensions such as 2 x 4 or 4 x 4.

Planting materials as specified in the landscape plan. Four stone benches and custom signage that is consistent with donor expectations. Tools to prepare site for planting, weed killer and 5 cubic yards of mulch.